



Hall County Regional Planning Commission

Wednesday, May 1, 2019
Regular Meeting Packet

Commission Members:

| | | |
|--------------------------|---------------------|-------------------------|
| Judd Allan | Hall County | |
| Tony Randone | Grand Island | |
| Derek Apfel | Grand Island | |
| Hector Rubio | Grand Island | |
| Leonard Rainforth | Hall County | |
| Carla Maurer | Doniphan | |
| Dean Kjar | Wood River | |
| Robin Hendricksen | Grand Island | |
| Jaye Monter | Cairo | Vice Chairperson |
| Pat O'Neill | Hall County | Chairperson |
| Greg Robb | Hall County | |
| Leslie Ruge | Alda | Secretary |

Regional Planning Director: Chad Nabity

Planning Technician:
Rashad Moxey

Administrative Assistant:
Norma Hernandez

6:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

Wednesday, May 1, 2019
Regular Meeting

Item A1

Agenda

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

AGENDA AND NOTICE OF MEETING

Wednesday, May 1, 2019

6:00 p.m.

City Hall Council Chambers — Grand Island

- 1. Call to Order - This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.**

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

- 2. Minutes of the April 3, 2019.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Comprehensive Plan Amendment** Concerning a change to the Future Land Use map for the City of Grand Island for lots 11-14 of Lambert's Subdivision located between Congdon Avenue and Willow Street north of 4th Street from Manufacturing to Low to Medium Residential in Grand Island, Hall County, Nebraska. (C-20-2019GI)

- 5. Public Hearing – Zoning Change** Concerning a request to rezone lots 11-14 of Lambert's Subdivision located between Congdon Avenue and Willow Street north of 4th Street from M2 Heavy Manufacturing to R-3SL Medium Density Small Lot Residential in Grand Island, Hall County, Nebraska. (C-21-2019GI)

- 6. Public Hearing – Redevelopment Plan –Starostka Contracting LLC. –** Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment Lots 11, 12, and parts of lots 13 and 14 of Lambert's Subdivision in Grand Island, Nebraska for the development of 20 single family residential lots including acquisition, grading and demolition and installation necessary utilities and streets. (C-19-2019GI).

- 7. Public Hearing – Zoning Change-** Concerning a request to rezone a portion of lot 1 Hanover Second Subdivision and a portion of lot 4 Hanover Third Subdivision located west of north

road and south of 13th Street from R1- Suburban Density Residential to R-3 Medium Density Residential in Grand Island, Hall County, Nebraska. (C-22-2019GI)

8. **Public Hearing – Adoption of the Grand Island Zoning Map.** Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. This map will serve to give notice to all parties that the zoning districts, Grand Island City limits, and 2-mile extraterritorial zoning jurisdiction are as shown on the zoning map. A copy of the proposed changes will be available at the Hall County Regional Planning Department office located at the Grand Island City Hall. (C-23-2019GI)

Consent Agenda:

9. **Final Plat – Orchard Subdivision Grand Island-** A Tract of Land Consisting of all of Lot 1, Lincoln Heights Subdivision, part of lots 2,3,4,5 and 8 of Norwood Subdivision and the part of the east half of the Northwest Quarter of (E ½ NW ¼) of Section Ten (10), Township Eleven (11) North, Range Nine (9) West of the 6th P.M, all in Grand Island, Hall County, Nebraska.
10. **Preliminary and Final Plat –Fifth Street Subdivision Grand Island-** A Replat of Lots 11 and 12 and parts of lots 13 and 14 of Lambert's Subdivision in the City of Grand Island, Hall County, Nebraska.
11. **Final Plat – Thelen Fifth Subdivision Wood River-** A Tract of Land consisting of part of the Northwest Quarter (NW ¼) of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West of the 6th P.M, in Wood River, Hall County, Nebraska.
12. **Final Plat – Virgil Powell Subdivision Alda-** A Tract of Land consisting of part of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section Thirty Two (32), Township Eleven (11) North, Range Ten (10) West of the 6th P.M, Hall County, Nebraska.
13. **Final Plat – JRMorton Farm Subdivision Hall County-** A Tract of Land consisting of part of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section Twenty Three (23), Township Ten (10) North, Range Nine (9) West of the 6th P.M, Hall County, Nebraska.
14. **Final Plat – Crossroads Subdivision -** A Replat of parts of Block 5 of Golden Age Subdivision in the City of Grand Island, Hall County, Nebraska.

15. Directors Report

Community Beautification Award

16. Next Meeting June 5, 2019.

17. Adjourn.

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
May 1, 2019**

- 4. Public Hearing Comprehensive Plan Amendment** Concerning a change to the Future Land Use map for the City of Grand Island for lots 11-14 of Lambert's Subdivision located between Congdon Avenue and Willow Street north of 4th Street from Manufacturing to Low to Medium Residential in Grand Island, Hall County, Nebraska. (C-20-2019GI). **See Full Recommendation.**
- 5. Public Hearing – Zoning Change** - Concerning a request to rezone lots 11-14 of Lambert's Subdivision located between Congdon Avenue and Willow Street north of 4th Street from M2 Heavy Manufacturing to R-3SL Medium Density Small Lot Residential in Grand Island, Hall County, Nebraska. (C-21-2019GI) **See Full Recommendation**
- 6. Public Hearing – Redevelopment Plan –Starostka Contracting LLC.** – Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment Lots 11, 12, and parts of lots 13 and 14 of Lambert's Subdivision in Grand Island, Nebraska for the development of 20 single family residential lots including acquisition, grading and demolition and installation necessary utilities and streets. (C-19-2019GI).**See Full Recommendation**
- 7. Public Hearing – Zoning Change-** Concerning a request to rezone a portion of lot 1 Hanover Second Subdivision and a portion of lot 4 Hanover Third Subdivision located west of north road and south of 13th Street from R1 - Suburban Density Residential to R-3 Medium Density Residential in Grand Island, Hall County, Nebraska. (C-22-2019GI) **See Full Recommendation**
- 8. Public Hearing – Adoption of the Grand Island Zoning Map.** Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. This map will serve to give notice to all parties that the zoning districts, Grand Island City limits, and 2-mile extraterritorial zoning jurisdiction are as shown on the zoning map. This incorporates all zoning changes and annexations between February 2018 and May 2019. A copy of the proposed changes will be available at the Hall County Regional Planning Department office located at the Grand Island City Hall. (C-23-2019GI) **See Full Recommendation**
- 9. Final Plat – Orchard Subdivision Grand Island-** A Tract of Land Consisting of all of Lot 1, Lincoln Heights Subdivision, part of lots 2,3,4,5 and 8 of Norwood Subdivision and the part of the east half of the Northwest Quarter of (E ½ NW ¼) of Section Ten (10), Township Eleven (11) North, Range Nine (9) West of the 6th P.M, all in Grand Island, Hall County, Nebraska. 65 lots and 2 outlots zoned R3-SL, Peach Street will be built at 32 foot wide with offsetting driveways and except in front of Outlot B where it will be 37 foot wide. , all other streets will be 37 foot wide connections will be made to the north into Lassonde Third Subdivision and on 14th Street.

- 10. Preliminary and Final Plat –Fifth Street Subdivision Grand Island-** A Replat of Lots 11 and 12 and parts of lots 13 and 14 of Lambert’s Subdivision in the City of Grand Island, Hall County, Nebraska. Proposed for rezoning to R3-SL 3.3 acres, 20 lots one new street 32 foot width with offset driveways.
- 11. Final Plat – Thelen Fifth Subdivision Wood River-** A Tract of Land consisting of part of the Northwest Quarter (NW ¼) of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West of the 6th P.M, in Wood River, Hall County, Nebraska. Zoned R9, 1.667 acres, 14 lots.
- 12. Final Plat – Virgil Powell Subdivision Alda-** A Tract of Land consisting of part of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section Thirty Two (32), Township Eleven (11) North, Range Ten (10) West of the 6th P.M, Hall County, Nebraska. One lot 4.51 acres zoned BG Highway Commercial Zone.
- 13. Final Plat – JRMorton Farm Subdivision Hall County-** A Tract of Land consisting of part of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section Twenty Three (23), Township Ten (10) North, Range Nine (9) West of the 6th P.M, Hall County, Nebraska. One lot 3.541 Acres zoned AGV this splits an existing farmstead from a tract of 20 acres or more.
- 14. Final Plat – Crossroads Subdivision -** A Replat of parts of Block 5 of Golden Age Subdivision in the City of Grand Island, Hall County, Nebraska. 2 lots, 0.992 acres, zoned RO Residential Office. The school board was notified of this pending subdivision in February of 2019.
- 15. Directors Report**
- 16. Next Meeting June 5, 2019**



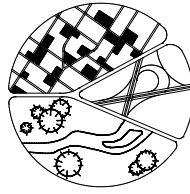
Hall County Regional Planning Commission

**Wednesday, May 1, 2019
Regular Meeting**

Item E1

Meeting Minutes - April 3, 2019

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
April 3, 2019

The meeting of the Regional Planning Commission was held Wednesday, April 3, 2019 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on March 23, 2019.

Present: Pat O'Neill Leslie Ruge Tony Randone
 Jaye Monter Gregg Robb Hector Rubio
 Carla Maurer Leonard Rainforth
 Robin Hendricksen Darrell Nelson

Absent: Judd Allan and Dean Kjar

Other:

Staff: Chad Nabity, Rashad Moxey (excused), Norma Hernandez

Press: Julie Blum, Grand Island Independent.

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow

of the meeting to better accommodate the public.

2. Minutes of the March 13, 2019 meeting.

A motion was made by Maurer and second by Monter to approve the minutes of the March 13, 2019 meeting.

The motion carried with eight members in favor (O'Neill, Ruge, Nelson, Monter, Maurer, Robb, Rainforth and Rubio) and two members abstaining (Randone and Hedricksen).

3. Request Time to Speak.

The following requested time to speak during discussion: *Amos Anson*, 4234 Arizona Ave, Item #4; *Mona Sood*, 224 Ponderosa Dr., Item #6; *Don Mehring*; 102 Ponderosa Dr; Item #6; *Lori Harkins*, 302 Ponderosa Dr; Item #6; *Aaron Krafka*, 208 Ponderosa Dr; Item #6; *Nancy Rubin*, 212 Ponderosa Dr; Item #6

4. Public Hearing - Redevelopment Plan – Wald 12 Properties LLC. – Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 221-223 W. Third (Greenburgers Building); for commercial space and upper story residential development in Grand Island Hall County Nebraska. (C-16-2019GI)

O'Neill opened the public hearing.

Nabity stated the plan is to redevelop the old Greenburgers Building on the southeast corner of .Third Street and Wheeler. The proposal is to redevelop the first floor and rooftop for commercial space and five one bedroom apartments on the second floor. An elevator will also be installed so it will be ADA accessible. It is planned for residential and commercial uses and is consistent with comprehensive plan. If approved a contract for TIF will be drawn up. Amos Anson spoke on behalf of Tom Wald. Amos mentioned it is important to know that the numbers don't work without TIF.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Robb to approve Resolution 2019-08 redevelopment plan for CRA Area No. 1 to allow for redevelopment 221-223 W. Third and in finding that the redevelopment plan is consistent with the Comprehensive Plan for the City of Grand Island.

The motion carried with ten members in favor (O'Neill Ruge, Nelson, Monter, Maurer, Robb, Rubio, Rainforth, Hedricksen and Randone) no members voting no.

5. Public Hearing – Zoning Change – Concerning a rezoning of a portion of the NW ¼ of the NW ¼ of 8-10-9 from TA Transitional Agriculture District to B2 General Business in the jurisdiction of the Grand Island, Nebraska. This property is located south of Wildwood Drive and east of U.S. Highway 281. (C-18-2019HC)

O'Neill opened the public hearing.

Nabity explained the property in question was purchased by the Grand Island Area Economic Development Corporation (GIAED) and Chief Industries for redevelopment. The property is a farm field that is located behind Graham Tire and Lewis Greenscape. The property is shown in the future land use map as manufacturing but has been commercial for many years. Nabity also explained the property is not in the city limits; Lewis Greenscapes is in the city limits. A request to annex the rest of the property will be going to council at the end of the month. It will be a voluntary annexation.

O'Neill closed the public hearing.

A motion was made by Hedricksen and second by Ruge to rezone a portion of the NW1/4 of the NW1/4 of 8-10-9 from TA Transitional Agriculture District to B2 General Business.

The motion carried with ten members in favor (O'Neill Ruge, Nelson, Monter, Maurer, Robb, Rubio, Rainforth, Hedricksen and Randone) no members voting no.

6. Public Hearing – Zoning Change – Concerning Ponderosa Lake Estates Fourth Subdivision Outlot C1 from RD Residential Development Zone to RO Residential Office Zone in Grand Island, Hall County, Nebraska. This property is located north of the Wood River between Ponderosa Drive and U.S. Highway 281. (C-17-2019GI)

O'Neill opened the public hearing.

Nabity mentioned 1.4 acre lot was part of the Ponderosa Subdivision. It was owned by the same people and largely covered by an easement from the NRD for flood control. It has been acquired by the Chief Industries that currently own the property to the north and would like to develop the property consistent with the easement. Mona Sood, 224 Ponderosa; mentioned she lives across from there. Mona stated there is not enough room. With the floods Schimmer had water on both sides. She would like to know what going to go in there. She would like to know if it's going to be a parking lot or garbage bins. Chad stated there are limitations on what they can do based on the easements. Don Mehring; 102 Ponderosa Dr; stated he serves on the board for the Home Owners Association for Ponderosa. He said when they sold the ground to Chief Industries they said it was going to be a detention cell. Lori Harkinson; 302 Ponderosa; stated her concern is why are they interested in that piece of land. Lori also asked if the residents of Ponderosa can change anything that Chief Industries decides to do. Chairman O'Neill explained that the board cannot change anything they do as long as it fits under the zoning guidelines. Aaron Krahft; 208 Ponderosa, asked if there was a way to delay the approval. Chairman O'Neill explained the vote for tonight was for land use and the actual decision would be made at the City Council Meeting on April 23, 2019. Nancy Ruben, 212 Ponderosa Dr; wanted to know what height restrictions are there for the buildings. Nabity said the height restrictions are 165 feet in the RO

Residential Office Zone. Chairman O'Neill explained this particular property is still subject to codes, and covenants and restrictions of Ponderosa. Nancy Ruben also asked if the neighborhood would be notified when development starts. Chairman O'Neill stated the only one they have control over is the property that is being discussed. Aaron Krahft, 208 Ponderosa Dr; wanted to clarify that the covenants only applied to the one parcel only.

O'Neill closed the public hearing.

A motion was made by Robb and second by Rainforth to approve Ponderosa Lake Estates Fourth Subdivision Outlot C1 from RD Residential Development Zone to RO Residential Office Zone.

The motion carried with ten members in favor (O'Neill, Ruge, Nelson, Monter, Maurer, Robb, Rubio, Rainforth, Hedricksen and Randone) no members voting no.

Consent Agenda:

- 7. Final Plat – Lewis Acres Subdivision Grand Island** – A Tract of land consisting of all of lot 1, Greenscape Inc. Subdivision, Grand Island and Part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4) of Section Eight (8), Township Ten (10) North, Range Nine (9) West of the 6th P.M, Hall County, Nebraska.

- 8. Final Plat – Ponderosa Village 2nd Subdivision Grand Island** – A replat of all of outlot "A", Ponderosa Lake Estates Third Subdivision; Part of Vacated James Road and all of Outlot "C1" Ponderosa Lake Estates Fourth Subdivision; All of Lot 1 and All of Outlot "A", Ponderosa Lake Estates Seventh Subdivision; And Part of Lot 1, All of Lot 2, 3, and 4, Ponderosa Village Subdivision, All in the Southeast Quarter (SE1/4) of Section Thirty-Six (36), Township Eleven (11) North, Range Ten (10) West, of the 6th P.M., in the City of Grand Island, Hall County, Nebraska.

- 9. Final Redevelopment Plan and Plat – Meadow View Subdivision Hall County** – This property is located south of Nebraska Highway 2 and east of Cameron Road. This is a final plat with 8 lots and one outlot consistent with the rezoning to Planned Unit Development approved April 2, 2019. Copies of the proposed plans are available at the Hall County Regional Planning Department (C-15-2019HC)

A motion was made by Monter second by Maurer to approve all items on the consent agenda.

The motion carried with ten members in favor (O'Neill Ruge, Nelson, Monter, Maurer, Robb, Rubio, Rainforth, Hedricksen and Randone) no members voting no.

10. Director's Report.

Nabity mentioned he would be attending the National Planning Conference in San Francisco, CA.

Next meeting May 1, 2019.

11. Adjourn.

O'Neill adjourned the meeting at 6:31p.m.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

**Wednesday, May 1, 2019
Regular Meeting**

Item F1

Public Hearing - Comprehensive Plan Amendment (C-20-2019GI)

Staff Contact:

Agenda Item #4 & #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

April 23, 2019

SUBJECT: *Future Land Use Map and Zoning Change (C-20-2019GI) (C-21-2019GI)*

PROPOSAL: This application includes approximately 3.3 acres of land north of 4th Street between Congdon Ave. and Willow Street. This property is owned by L & P Investments LLC and has been used as a contractors storage yard for several years. Starostka Contracting LLC is proposing to purchase and redevelop the property for residential uses. The property is located within the Grand Island municipal limits.

The applicant is asking that the zoning on this property be changed from M2 Heavy Manufacturing to R3-SL Medium Density Small Lot Residential. The stated purpose of this rezoning is to allow the applicant to redevelop this property for residential uses. A map of the proposed changes is attached.

It would be prudent to amend the Grand Island Comprehensive Plan and Future Land Use map to change the proposed future use of this property from manufacturing to low to medium density residential as part of this application. The northerly portion of this property is already planned for low to medium density residential use but the entire piece is not included in that low to medium density residential area. A map of the proposed changes is attached.

OVERVIEW:

Site Analysis

Current zoning designation:

M2 Heavy Manufacturing

Permitted and conditional uses:

M2- Commercial and manufacturing uses, limited residential and recreational uses. Minimum lot size of 6,000 square feet. Minimum lot size of 6000 square feet.

Comprehensive Plan Designation:

Designated for Manufacturing and Low to Medium Density Residential.

Existing land uses.

Contractor storage yard and Single family residential.

Adjacent Properties Analysis

Current zoning designations:

South and East: M2-Heavy Manufacturing

North and West: R4-High Density Residential

Permitted and conditional uses: M2- Commercial and manufacturing uses, limited residential and recreational uses. Minimum lot size of 6,000 square feet. R4- High Density Residential, Residential uses at a density of 42

dwelling units per acre with 60% coverage, non-profit uses, recreational uses and agricultural uses. Minimum lot size of 6000 square feet.

Comprehensive Plan Designation:

North and West: Low to Medium Density Residential

Existing land uses:

East and South: Designated for Manufacturing
East and South: Commercial buildings and Single family residential.

North and West: Single family residential,

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated both Manufacturing and Low to Medium Density Residential uses. The proposed plan amendment would bring the entire property into compliance.
- *Development of this Property will lower the per property cost of the approved Sanitary Sewer District.* This property is included in a sanitary sewer district that will extend sewer from 7th and Geddes to all of the properties in this area, eliminating a pocket of the city that lacks sanitary sewer service. This development, at this time should reduce the overall cost to each property owner in the district by at least 30%.
- *Infill Development:* This property has been in the City Limits of Grand Island for more than 100 years and has not developed primarily because of the lack of municipal infrastructure. This change will facilitate the development of that infrastructure.

Negative Implications:

- *None foreseen.*

RECOMMENDATION:

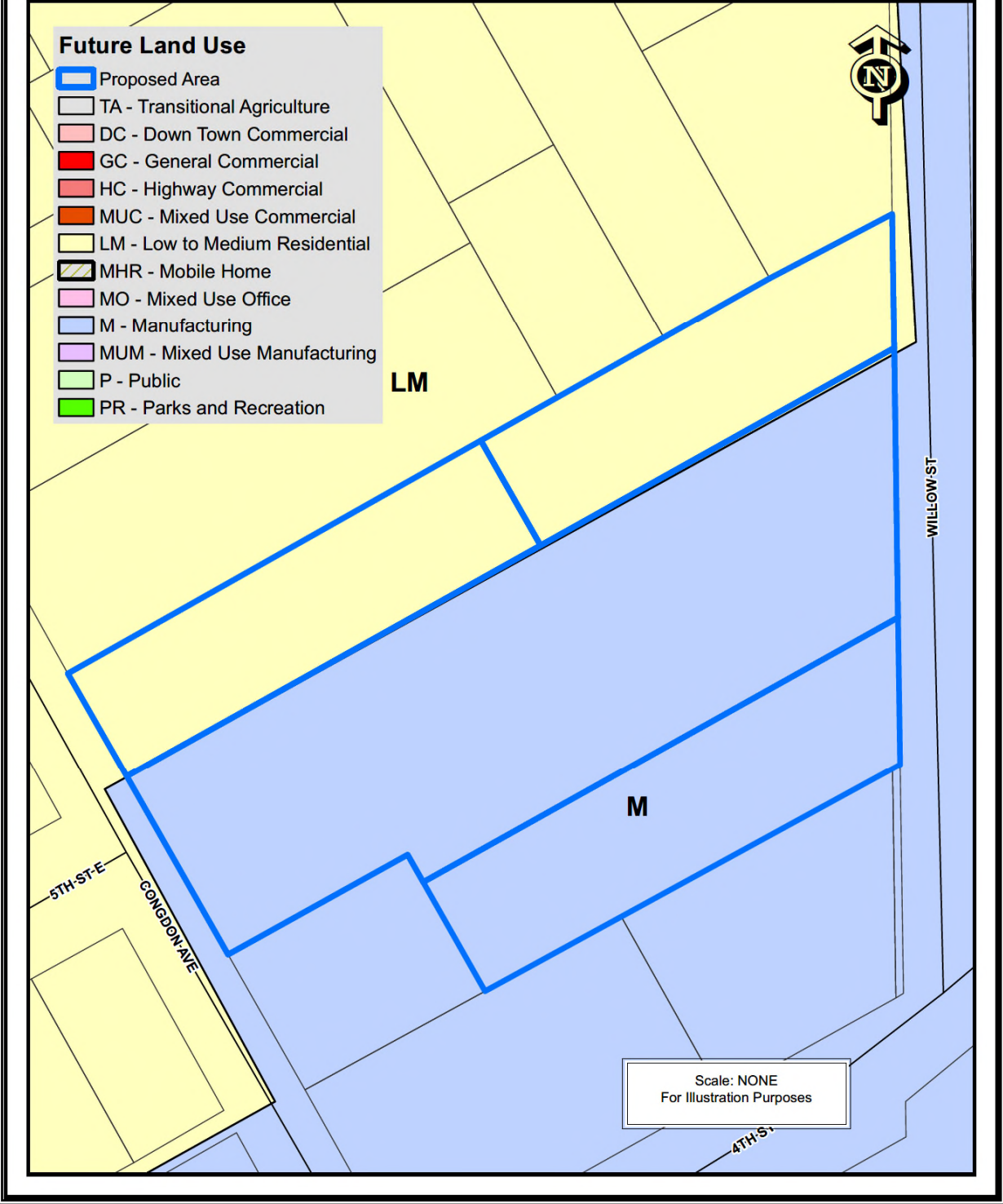
That the Regional Planning Commission recommend that the Grand Island City Council change the Future Land Use Component of the Grand Island Comprehensive Plan. Part of this property is already planned for low to medium density residential development.

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site as requested.

If the Planning Commission recommends against changing the Future Land Use Map it would be consistent to recommend against the approval of the zoning change.

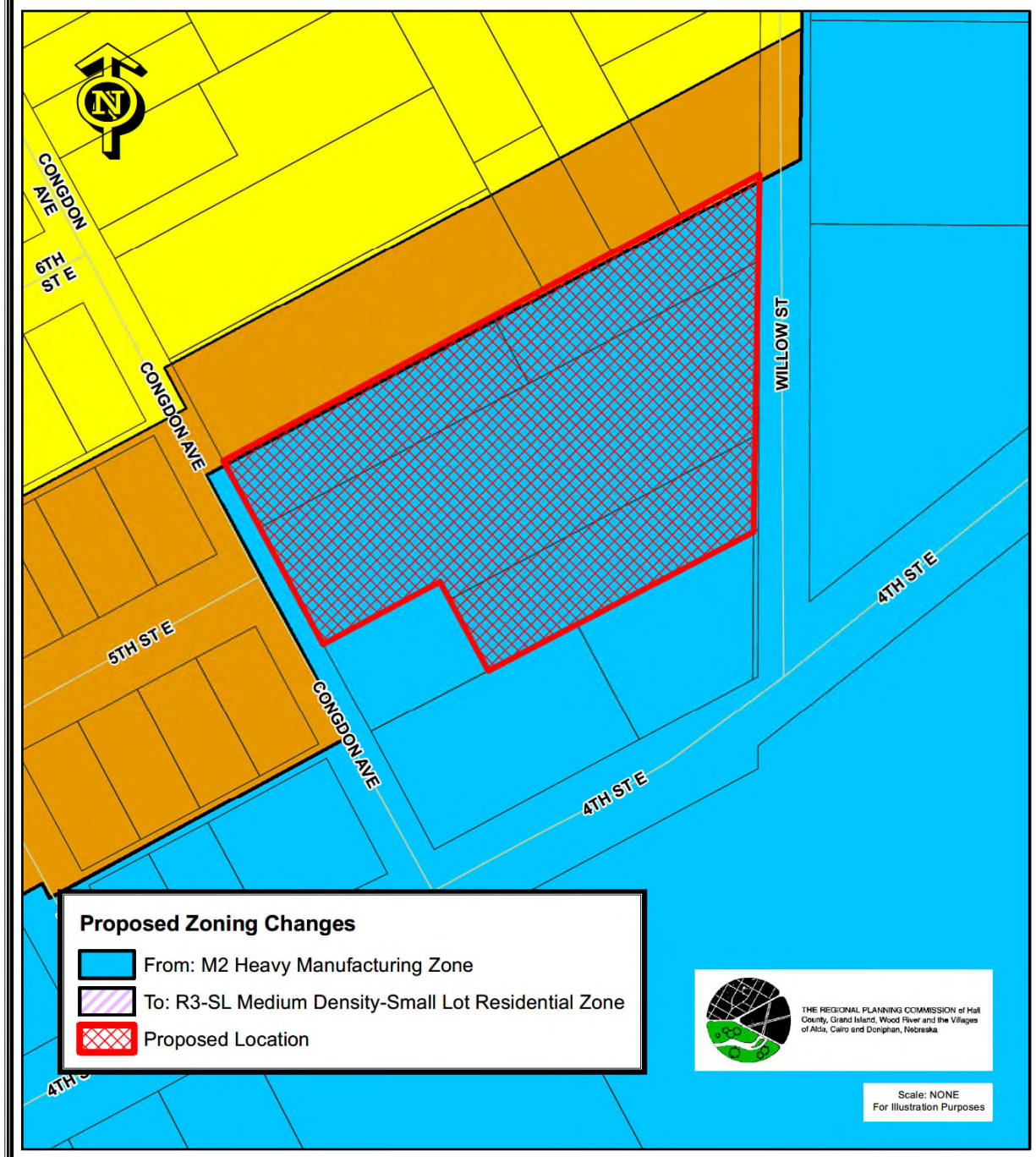
_____ Chad Nabity AICP, Planning Director

PROPOSED AREA LOCATION MAP



Proposed Zoning Change Location Map

A tract of land consisting of all of lots 11 and 12 and part of lots 13 and 14, all of Lambert's Subdivision,
in the City of Grand Island



Regional Planning Commission

***applicable only in Alda, Doniphan, Wood River**

LOCATION MAP



NOT TO SCALE



SCALE IN FEET

REZONING GRAND ISLAND HALL COUNTY, NEBRASKA M-2 to R-3SL Medium Density Small Lot Residential Zone

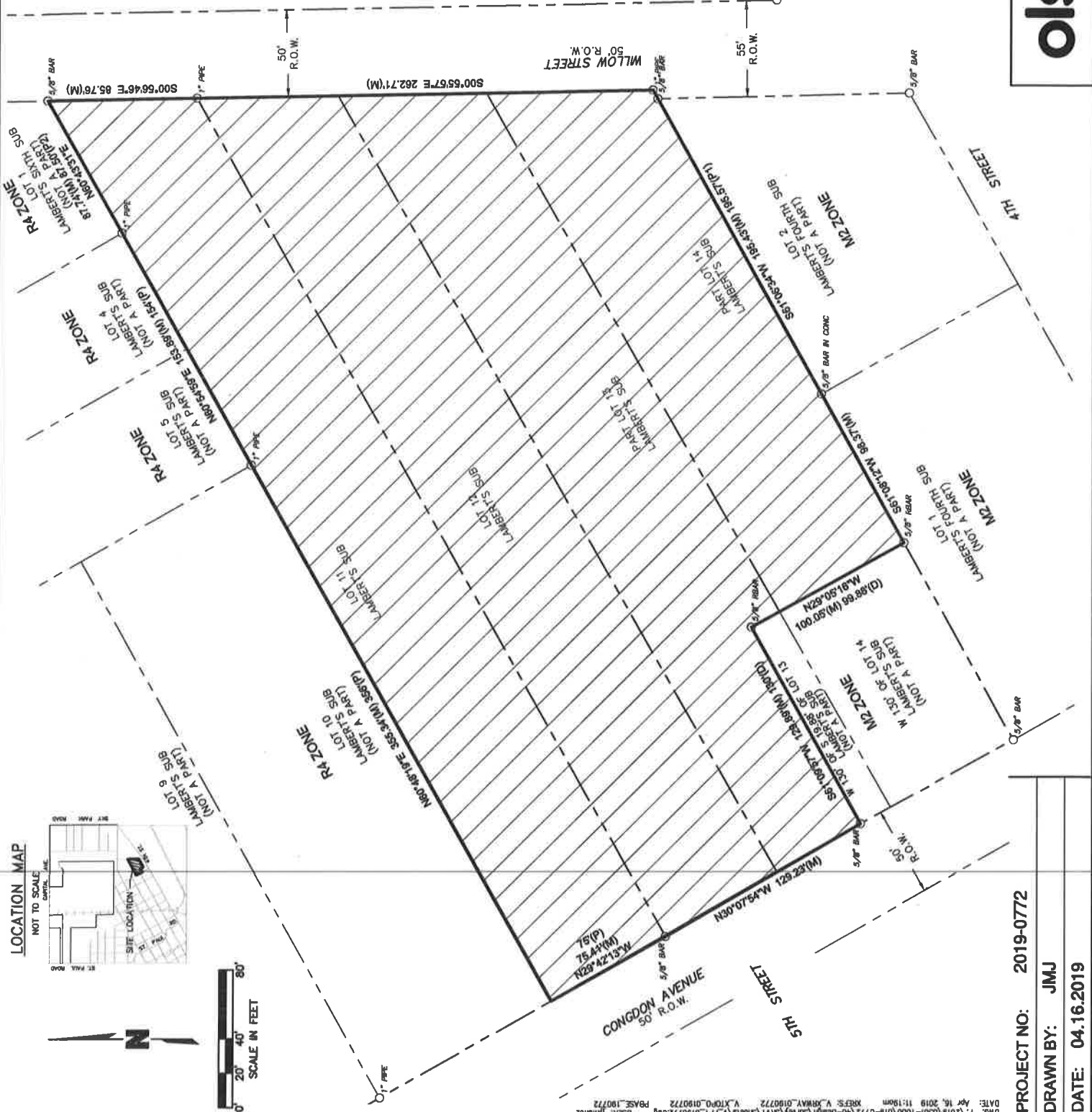
REZONING TRACT DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL OF LOTS 11 AND 12 AND PART OF LOTS 13 AND 14, ALL OF LAMBERT'S SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTLY CORNER OF LOT 11, LAMBERT'S SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF $500^{\circ}56'46''$ E, ALONG THE NORTHEASTLY LINE OF LAMBERT'S SUBDIVISION AND ALSO BEING THE WEST RIGHT-OF-WAY LINE OF WILLOW STREET, A DISTANCE OF 85.76 FEET TO THE SOUTHEASTLY CORNER OF SAID LOT 11; THENCE $500^{\circ}55'57''$ E, ALONG SAID NORTHEASTLY LINE AND SAID WEST R.O.W. LINE, A DISTANCE OF 262.71 FEET TO THE SOUTHEASTLY LINE OF LOT 14, SAID LAMBERT'S SUBDIVISION; THENCE $90^{\circ}00'53''$ N, ALONG THE SOUTHWESTLY LINE OF SAID LOT 14, A DISTANCE OF 150.05 FEET TO A POINT ON THE WEST R.O.W. LINE OF SAID WILLOW STREET; THENCE $58^{\circ}06'34''$ N, ALONG SAID SOUTHEASTLY LINE, A DISTANCE OF 195.43 FEET; THENCE $58^{\circ}06'12''$ N, A DISTANCE OF 98.37 FEET; THENCE $58^{\circ}05'16''$ N, A DISTANCE OF 100.05 FEET; THENCE $58^{\circ}05'57''$ N, A DISTANCE OF 129.89 FEET TO A POINT ON THE SOUTHEASTLY LINE OF SAID LAMBERT'S SUBDIVISION AND ALSO BEING THE NORTHEASTLY R.O.W. LINE OF CONDON AVENUE; THENCE $N30^{\circ}07'54''$ N, ALONG SAID SOUTHWESTLY LINE AND SAID NORTHEASTLY R.O.W. LINE, A DISTANCE OF 129.23 FEET TO THE SOUTHWESTLY CORNER OF SAID LOT 11; THENCE $N29^{\circ}42'13''$ N, ALONG SAID R.O.W. LINE, A DISTANCE OF 75.41 FEET TO THE NORTHERLY LINE OF SAID LOT 11; THENCE $N60^{\circ}48'19''$ E, ALONG THE NORTHERLY LINE OF SAID LOT 11, A DISTANCE OF 355.34 FEET TO THE SOUTHWESTLY CORNER OF LOT 5, LAMBERT'S SUBDIVISION; THENCE $N60^{\circ}54'59''$ E, ALONG SAID NORTHEASTLY LINE OF LOT 11, A DISTANCE OF 153.89 FEET TO THE SOUTHWESTLY CORNER OF LOT 4, SAID LAMBERT'S SUBDIVISION; THENCE $N60^{\circ}43'31''$ E, A DISTANCE OF 150.05 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS CALCULATED AREA OF 143,937.68 SQUARE FEET OR 3.305 ACRES MORE OR LESS.

LEGEND

- REZONING AREA TO R-3SL
- FOUND CORNER (AS NOTED)
- PROPERTY LINE
- REZONING BOUNDARY LINE
- M MEASURED DISTANCE
- D DEDUCED DISTANCE
- P PLATTED DISTANCE LAMBERT'S SUB
- P1 PLATTED DISTANCE LAMBERT'S 4TH SUB
- P2 PLATTED DISTANCE LAMBERT'S 6TH SUB
- E EASEMENT DISTANCE



201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750

olsson

PROJECT NO: 2019-0772

DRAWN BY: JMJ

DATE: 04.16.2019

DWG: F:\2019\0507-1005\018-0772\40-Draft\Survey\SRVY\Sheet\A\PLT_0180772.dwg
DATE: Apr 16, 2019 11:18am XREFS: V:\XRAY\0180772 V:\XTOP\0180772
USER: jmmoz PBASE: 180772



Hall County Regional Planning Commission

**Wednesday, May 1, 2019
Regular Meeting**

Item F2

**Public Hearing - Zoning Change - Starostka Group - Lambert's
Subdivision (C-21-2019GI) - Refer back to Item #4**

Staff Contact:



Hall County Regional Planning Commission

**Wednesday, May 1, 2019
Regular Meeting**

Item F3

Public Hearing - Redevelopment Plan - Starostka -

Staff Contact:

Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 23, 2019

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 1 for property located north of 4th Street between Congdon Ave. and Willow Street in Grand Island, in Hall County, Nebraska to support this development. (C-19--2019GI)

PROPOSAL:

The Starostka Contracting LLC is proposing to purchase and develop 20 lots for residential use. The property is currently zoned M-2 Heavy Manufacturing but a rezoning request if approved would change the zoning to R3-SL Medium Density Small Lot Residential. The proposed uses are permitted in the requested zoning district.

OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. This area has already been declared blighted and substandard the Grand Island City Council.

This project is **consistent** with the **proposed zoning** and the **future land use plan** as amended for this area within the City of Grand Island. If the future land use map is amended and the zoning approved this project will be consistent with the plan. The area immediately to the north and west of this property is already planned and used for residential purposes and part of this property is planned and used for residential purposes.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan if amended will call for the development low to medium density residential uses at this location. The proposed lots will be able to connect to city utilities including sewer and water at this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the comprehensive plan. The proposed use for a residential development at this location is supported by the plan with the proposed amendments.

RECOMMENDATION:

That the Regional Planning Commission recommends find that the redevelopment plan is consistent with the Comprehensive Plan as amended (general plan for development) of the city of Grand Island. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director

Redevelopment Plan Amendment Grand Island CRA Area 1 April 2019

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 1 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 1.

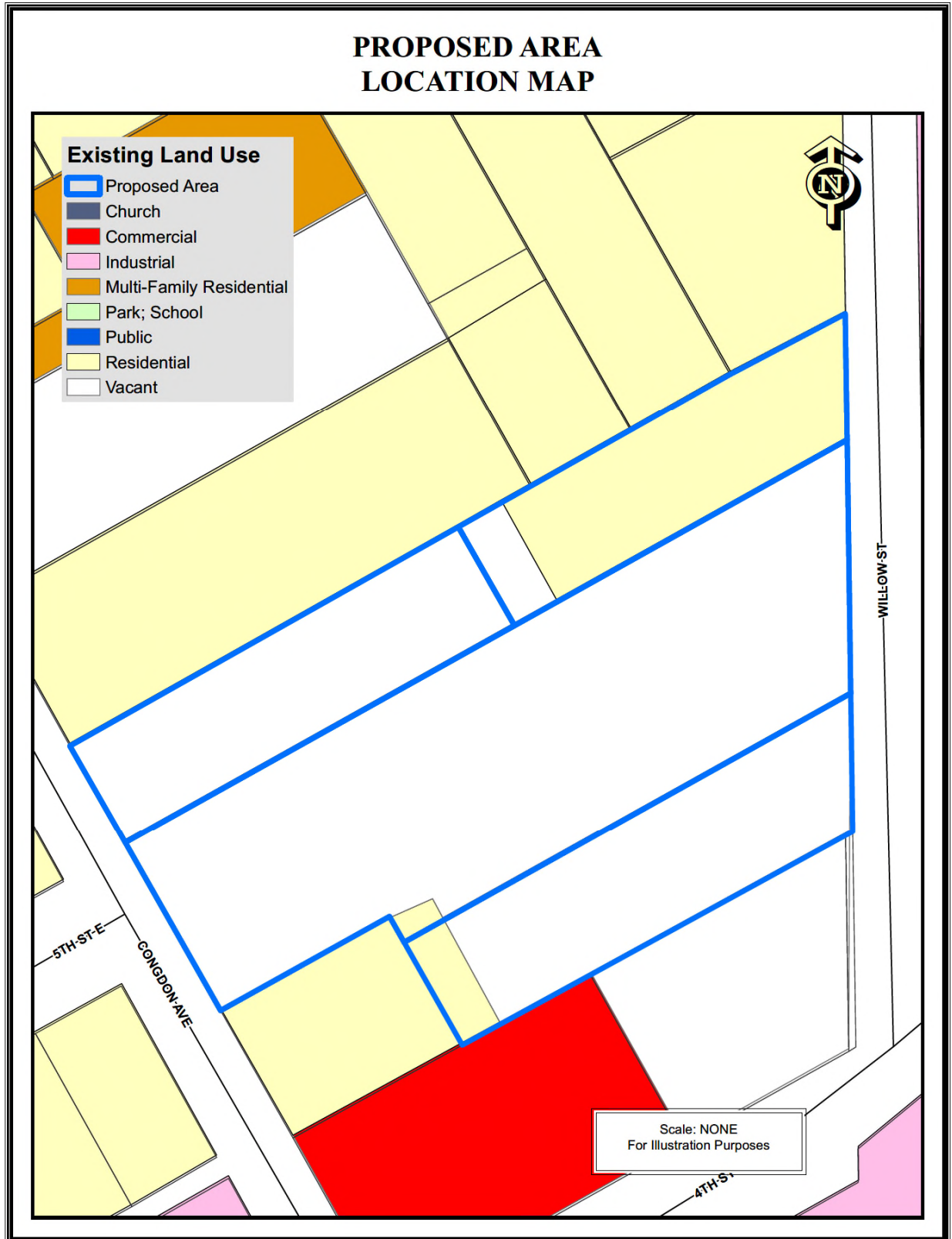
Executive Summary:

Project Description

THE REDEVELOPMENT PROPERTY LOCATED NORTH OF FOURTH STREET BETWEEN CONGDON AVENUE AND WILLOW STREETS FOR RESIDENTIAL USES, INCLUDING ACQUISITION OF PROPERTY, SITE WORK, SEWER, SEWER WATER, STORM SEWER AND STREETS AND DEMOLITION OF AN EXISTING STRUCTURE AND CONSTRUCTION OF UP TO 20 NEW SINGLE FAMILY RESIDENCES.

The use of Tax Increment Financing to aid in expenses associated with redevelopment of the property located at between Willow Street and Congdon Avenue along 5th Street extended from a vacant storage lot and single residence to a 20 lot residential subdivision. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in developing a piece of property that the City staff including the planning department and Community Development staff have been interested in seeing developed since the early 2000’s. This property did not have access to City sewer and could not be developed without the extension of the sewer. The property has been used for a single house and as an industrial storage yard. The developers will ask the city to amend the comprehensive plan to show all of the property as planned for low to medium density residential and to rezone the property for residential uses. This project as proposed would not be possible without the use of TIF.

Starostka Contracting LLC will be acquiring this property and is proposing to subdivide the property after rezoning into 20 residential lots for the development of two and three bedroom single family homes. The existing residential unit is currently vacant and the remaining property has been used for outdoor storage of construction materials. The developer is responsible for and has provided evidence that they can secure adequate debt-financing to cover the costs associated with this project. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated for up to 15 years for a period beginning January 1, 2021 towards the allowable costs and associated financing project.



Existing Land Use and Subject Property

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the “Redevelopment Project Area”)

Hall County Assessor Parcels 400059800, 400059819, 400059835 and 400059827

Legal Descriptions: All of Lots 11 and 12 and part of Lot 13 and Lot 14 of Lambert’s Subdivision in the City of Grand Island, Hall County, Nebraska. This property will be replatted prior to contract approval

The tax increment will be captured for the tax years for which the payments become delinquent in years 2021 through 2038 inclusive with no property extending beyond the 15 maximum.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from the development of the 20 lots and construction of the houses over an anticipated period of five years. The property will need to be rezoned prior to construction and development.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of up to 15 years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in

whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on December 19, 2000.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are substantially consistent with the Comprehensive Plan. Prior to approval of a contract for redevelopment the developer will request a modification to the Grand Island Comprehensive plan Future Land Use Map to show that this entire property is planned for residential development and for a change in zoning to a residential zoning district. **The Hall County Regional Planning Commission held a public hearing at their meeting on _____ and passed Resolution 2018-?? confirming that this project will be consistent with the Comprehensive Plan for the City of Grand Island as amended.**

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]

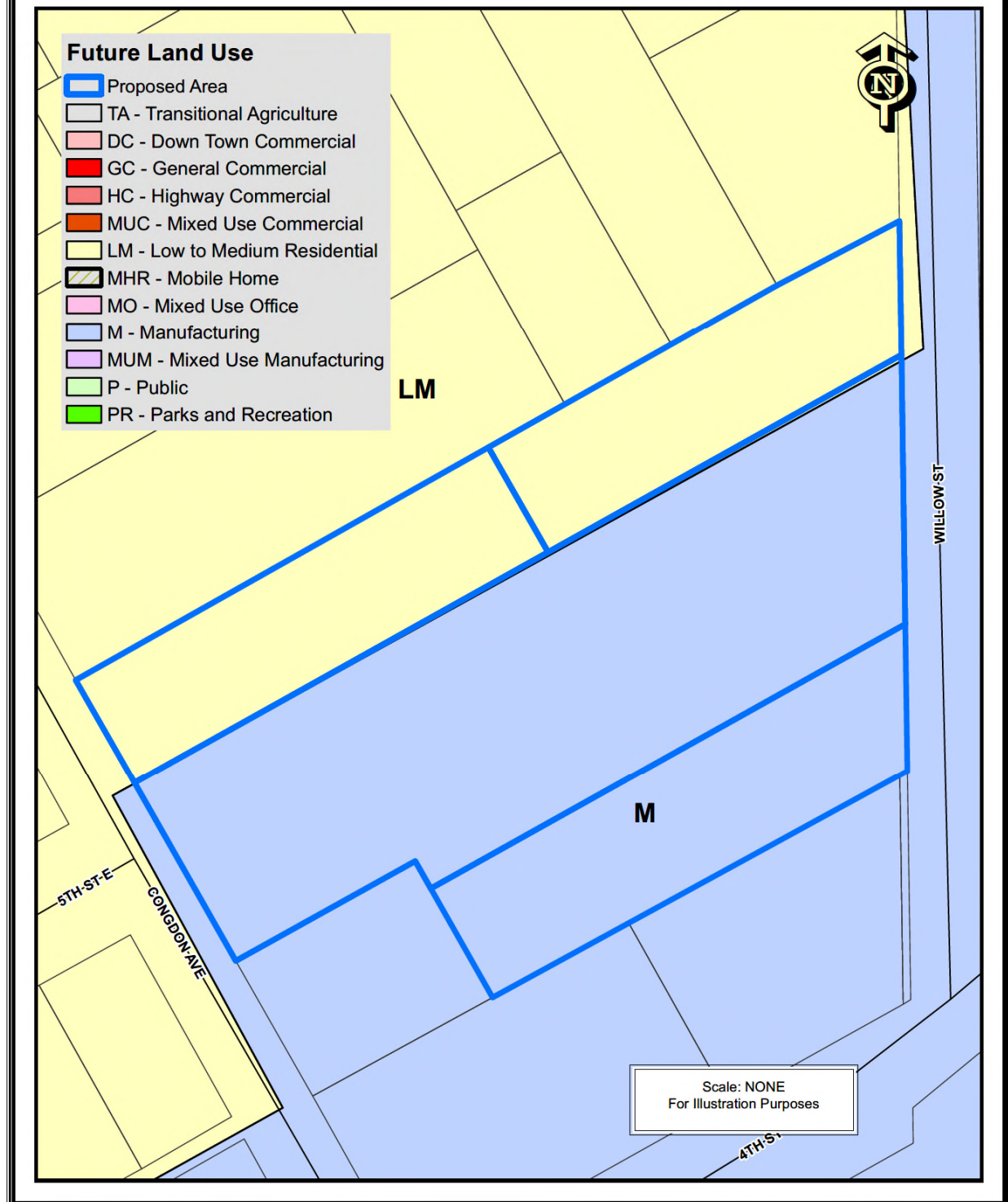
a. Land Acquisition:

The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The developer is proposing to acquire the property on a per lot basis from the current owners.. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented does involve demolition of one residential structure and a garage. Based on the records from the Hall County Assessor's office the house was constructed in 1926 and the condition is badly worn..

PROPOSED AREA LOCATION MAP



City of Grand Island Future Land Use Map

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for low to medium density residential and manufacturing development. It is anticipated that the future land use map will be modified to reflect residential development across the entire site prior to approval of this plan or any redevelopment contract. This property is in private ownership. [§18-2103(b) and §18-2111]

d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.

The area is zoned M-2 Heavy Manufacturing zone. It is anticipated that this property will be rezoned to R-3SL medium density small lot residential zone prior to or along with the approval of this plan. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is proposing to increase the number of dwelling units on the property from one to twenty and convert open storage space to residential lots. The size of the building and lot coverage will increase, but remain in conformance with the applicable regulations regarding site coverage and intensity of use for the proposed zoning district. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. Sewer is currently being extended to this property through an assessment district. This project will result in an increased in the number of services provided in the district and lower the overall cost of each service. This will result in lower assessment for the other properties participating in the district. Water is available to the subdivision and will be extended to all of the lots.

Electric utilities are sufficient for the proposed use of this building.

No other utilities would be impacted by the development.

The developer will be responsible for replacing any sidewalks damaged during construction of the project.

No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. The existing house on this

property was vacant prior to consideration of this plan. No relocation is contemplated or necessary. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106] No members of the authority or staff of the CRA have any interest in this property.

6. Section 18-2114 of the Act requires that the Authority consider:

a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The estimated costs for this project including acquisition are \$2,367,000. Site acquisition is expected to cost \$401,500 on a per lot basis. Site improvements including: tree removal, utility improvements, sidewalks and other flat concrete of \$587,565. Architectural and Engineering planning services of \$61,250 and are included as a TIF eligible expense. Legal, Developer and Audit Fees including a reimbursement to the City and the CRA of \$114,775 are included as TIF eligible expense. The total of eligible expenses for this project is \$1,165,090.

The developer will provide and secure all necessary financing.

b. Statement of proposed method of financing the redevelopment project.

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$1,165,090 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2021 through December 2039.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate

transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will develop a vacant and underutilize property with 10 brand new single family dwelling units in a manner consistent with the goals of the 2014 Housing Study for the City of Grand Island.

8. Time Frame for Development

Development of this project is anticipated to be completed between July 2019 and December of 2024. Excess valuation should be available for this project for up to 15 years on each house beginning with the 2020 tax year.

9. Justification of Project

This property has been in the Grand Island municipal limits and largely undeveloped for more than 100 years. The proposed construction will provide new quality housing in an existing neighborhood and remove a structure contributing to blight within the neighborhood.

10. Cost Benefit Analysis Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses. Public funds from tax increment financing in the amount of \$1,165,090 provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$3,805,125 in private sector financing and equity investment; a private investment of \$3.27 for every TIF dollar invested.

| Use of Funds | Source of Funds. | | |
|--------------------|--------------------|--------------------|--------------------|
| Description | TIF Funds | Private Funds | Total |
| Site Acquisition | \$401,500 | | \$401,500 |
| Legal and Plan* | \$114,775 | | \$114,775 |
| Engineering/Arch | \$61,250 | | \$61,250 |
| Financing | | \$364,125 | \$364,125 |
| Demolition/Cleanup | \$49,644 | | \$49,644 |
| Sanitary Sewer | \$129,680 | | \$129,680 |
| Water | \$80,163 | | \$80,163 |
| Storm Sewer | \$27,295 | | \$27,295 |
| Grading/Paving | \$300,783 | | \$300,783 |
| New Construction | | \$3,400,000 | \$3,400,000 |
| Contingency | | \$41,000 | \$41,000 |
| TOTALS | \$1,165,090 | \$3,805,125 | \$4,970,215 |

Tax Revenue. The property to be redeveloped has January 1, 2019, valuation of approximately \$60,373. Based on the 2018 levy this would result in a real property tax of approximately \$1,360. It is anticipated that the assessed value will increase by \$4,038,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$84,075 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

| | |
|--|--------------|
| Estimated 2019 assessed value: | \$ 60,373 |
| Estimated taxable value after completion | \$ 4,098,000 |
| Increment value | \$ 4,038,000 |
| Annual TIF generated (estimated) | \$ 84,075 |
| TIF bond issue | \$ 1,165,090 |

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area currently has an estimated valuation of \$60,373. The proposed redevelopment will create additional valuation of \$4,038,000. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools. The Grand Island Public School system was notified of this application prior to consideration of this plan by the Grand Island CRA, Regional Planning Commission or City Council. Fire and police protection are available and should not be negatively impacted by this development though any additional development and population may impact time of service.

(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;

This will provide additional housing options for the residents of Grand Island. The National Homebuilders Association estimates that each new single family home is the equivalent of 2.5 full time equivalent jobs so this development at 4 houses per year would represent an additional 8 FTE's within the city for the next five years.

(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on other employers except potentially to provide housing options for employees.

(e) Impacts on student populations of school districts within the City or Village:

This development will have an impact on the Grand Island School system and will likely result in additional students at both the elementary and secondary school levels.

The average number of persons per household in Grand Island for 2012 to 2016 according the American Community Survey is 2.65. Twenty additional households would house 53 people. According to the 2010 census 19.2% of the population of Grand Island was between the ages of 5 and 18. If the averages hold it would be expected that there would be an additional 11 school age children generated by this development. If this develops at a rate of 4 houses per year for 5 years approximately 3 children would be added to the school age population every year with this development. These 3 children will likely be spread over the full school age population from elementary to secondary school. According to the National Center for Educational Statistics¹ the 2015-16 enrollment for GIPS was 9,698 students and the cost per student in 2013-14 was \$12,343 of that \$5,546 is generated locally. The Grand Island Public School System was notified on April 3, 2019 that the CRA would be considering this application at their April 10, 2019 meeting.

¹ https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016

(f) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project is consistent the goals of the 2014 Housing Study for the City of Grand Island to create more than 1700 new dwelling units by 2019. It appears that the City of Grand Island will have added more than 1000 units by 2019 but that still leaves a deficit of the projected need of 700 units. The local housing market is not capable of producing the number of units needed at market rate given the costs of building and development.

Time Frame for Development

Development of this project is anticipated to be completed during between July of 2019 beginning with property clearance and utility installation and December of 2024. The base tax year should be calculated on the value of the property as of January 1, 2020. Excess valuation should be available for this project for 15 years beginning in 2021 with taxes due in 2022. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on each house or an amount not to exceed \$1,165,090 or about 92% of the projected amount of increment based upon the anticipated value of the project and current tax rate. The developer will spend at least \$1,165,090 on eligible activities based on the estimates presented.

Resolution Number 2019-09

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO A REDEVELOPMENT PLAN IN THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the amendment of the Redevelopment Plan for CRA Area 1 requested by Starostka Contracting LLC** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission held a public hearing on the proposed plan on May 1, 2019, and

WHEREAS, the chair or president of Hall County Board, Grand Island School Board, Central Platte Natural Resources District, Educational Service Unit #10 and Central Community College were notified by certified mail of said hearing, and

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Friday 12th and Friday April 19th, and

WHEREAS, there are no Neighborhood Associations registered with the City of Grand Island, and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan finding that it is in conformance with the comprehensive development plan (general plan for development) for the City of Grand Island as amended.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: May 1, 2019

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

**Wednesday, May 1, 2019
Regular Meeting**

Item F4

Public Hearing - Zoning Change - Hanover Second Subdivision (C-22-2019GI)

Staff Contact:

Agenda Item 7

PLANNING RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 23, 2019

SUBJECT: *Zoning Change R-1 to R3 part of Lot 4 Hanover Fourth Subdivision and Lot 2 of Hanover Second Subdivision.(C-22-2019GI)*

PROPOSAL: To rezone approximately 7.389 acres of land south of 13th Street and west of North Road, from R-1 Suburban Residential Zone to R-3 Medium Density Residential Zone, in the City of Grand Island. The purpose of this rezoning request is to allow for the development lots for duplex properties south and west of the new fire station and 911 Center.

OVERVIEW:

Site Analysis

Current zoning designation:

Intent of zoning district

R-1: Suburban Residential Zone

R-1: To provide for residential neighborhoods at a maximum density of four to five dwelling units per acre with supporting community facilities.

Permitted and conditional uses:

R-1: Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre

Proposed zoning district

R-3: Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

Comprehensive Plan Designation:

Designated for Low to Medium Density Residential Development.

Existing land uses:

Vacant Ground

Adjacent Properties Analysis

Current zoning designations:

North: R-1: Suburban Density Residential Zone

South: R-1: Suburban Residential Zone

East: R-1 and R2: Suburban Residential Zone and Low Density Residential Zone

West: R-1: Suburban Density Residential Zone

Intent of zoning district:

R-1: To provide for residential neighborhoods at a maximum density of four to five dwelling units per acre with supporting community facilities.

R-2: To provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities.

Permitted and conditional uses: **R-1:** Residential uses at a density of 4 dwelling units per acre, agricultural uses, and recreational uses

R-2: Residential uses with a density of 1 unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district

Comprehensive Plan Designation: **All Directions:** Designated for Low to Medium Density Residential Development.

Existing land uses: **North:** Vacant Property
South: Vacant Property and Single Family Residential
East: Suburban residential lot with Single Family Homes and farm ground
West: Middle School and vacant property.

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated low to medium density residential development. (Typically R1, R-2 & R-3).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area and this will extend sewer to the properties to the south on Driftwood that cannot otherwise be served with sewer in an affordable manner.
- *Consistent with the existing residential development:* This property is adjacent to an existing low density single-family residential development. This proposal separates that single family development from the proposed duplex units with a row of single family homes along the south edge of the property by maintaining the R1 zoning south of the area to be rezoned.

Negative Implications:

No Negative Consequences Foreseen

Other Considerations

This proposal is consistent with the 2004 comprehensive plan.

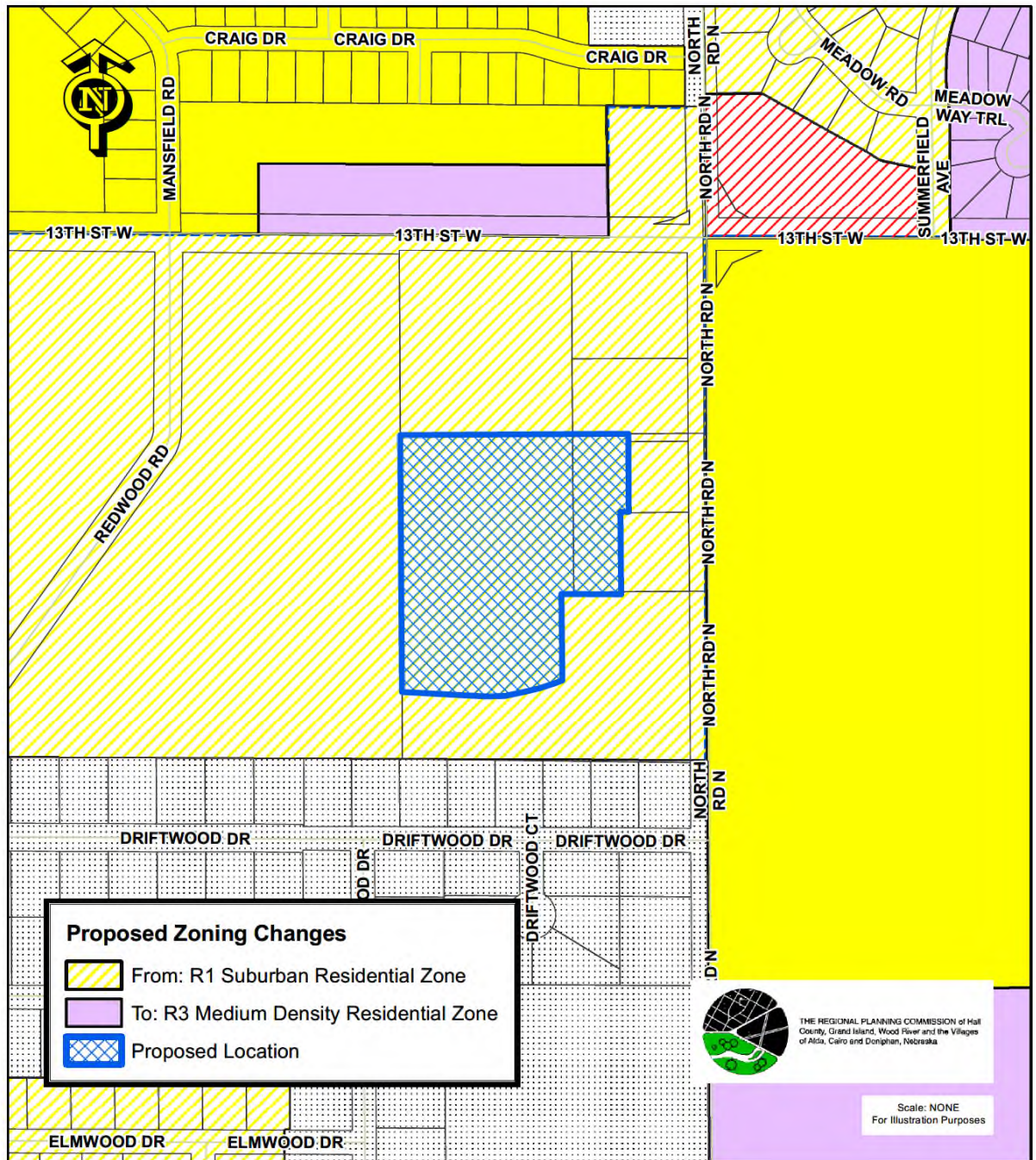
RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from R-1 Suburban Residential Zone to R-3 Medium Density Residential Zone as requested and shown on the attached map.

_____ Chad Nabity AICP, Director

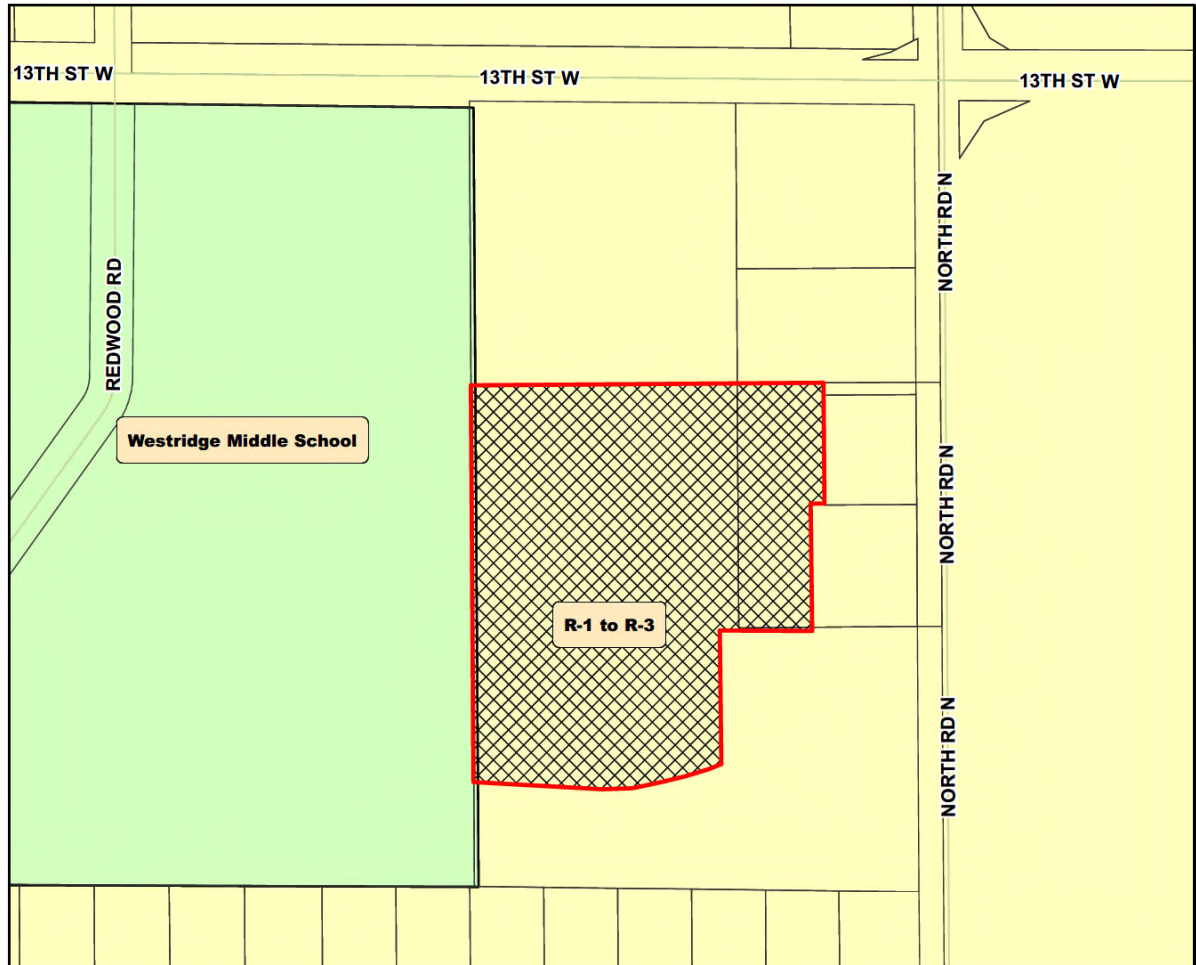
Proposed Zoning Change Location Map

Part of lot two (2) Hanover Second Subdivision and a part of lot four (4) Hanover Third Subdivision, in the City of Grand Island

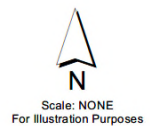


2018 Existing Zoning Map

PROPOSED REZONING FUTURE LAND USE MAP



| Proposed Zoning Changes | |
|-------------------------|--------------------------------|
| | TA - Transitional Agriculture |
| | DC - Down Town Commercial |
| | GC - General Commercial |
| | HC - Highway Commercial |
| | MUC - Mixed Use Commercial |
| | LM - Low to Medium Residential |
| | MHR - Mobile Home |
| | MO - Mixed Use Office |
| | M - Manufacturing |
| | MUM - Mixed Use Manufacturing |
| | P - Public |
| | PR - Parks and Recreation |



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Aids, Cairo and Doniphan, Nebraska

2004 Future Land Use Map as Adopted with the Grand Island Comprehensive Plan

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee _____

(see reverse side)

plus Municipal Fee* \$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Trent Huff/Andy Eiler Phone (h) 469-450-4623 (w) 308-380-9665

Applicant Address 4801 W Chapman Rd Grand Island NE 68803

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address Lot 4 Hanover third sub / Lot 2 of Hanover second sub

Legal Description: (provide copy of deed description of property)

Lot _____ Block _____ Subdivision Name _____, and/or

All/part _____ 1/4 of Section _____ Twp _____ Rge _____ W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes ☒) (no ☐)
(provide a properly scaled map of property to be rezoned)

From R1 to R3

2. Amendment to Specific Section/Text of Zoning Ordinance (yes ☐) (no ☐)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

Mixed

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

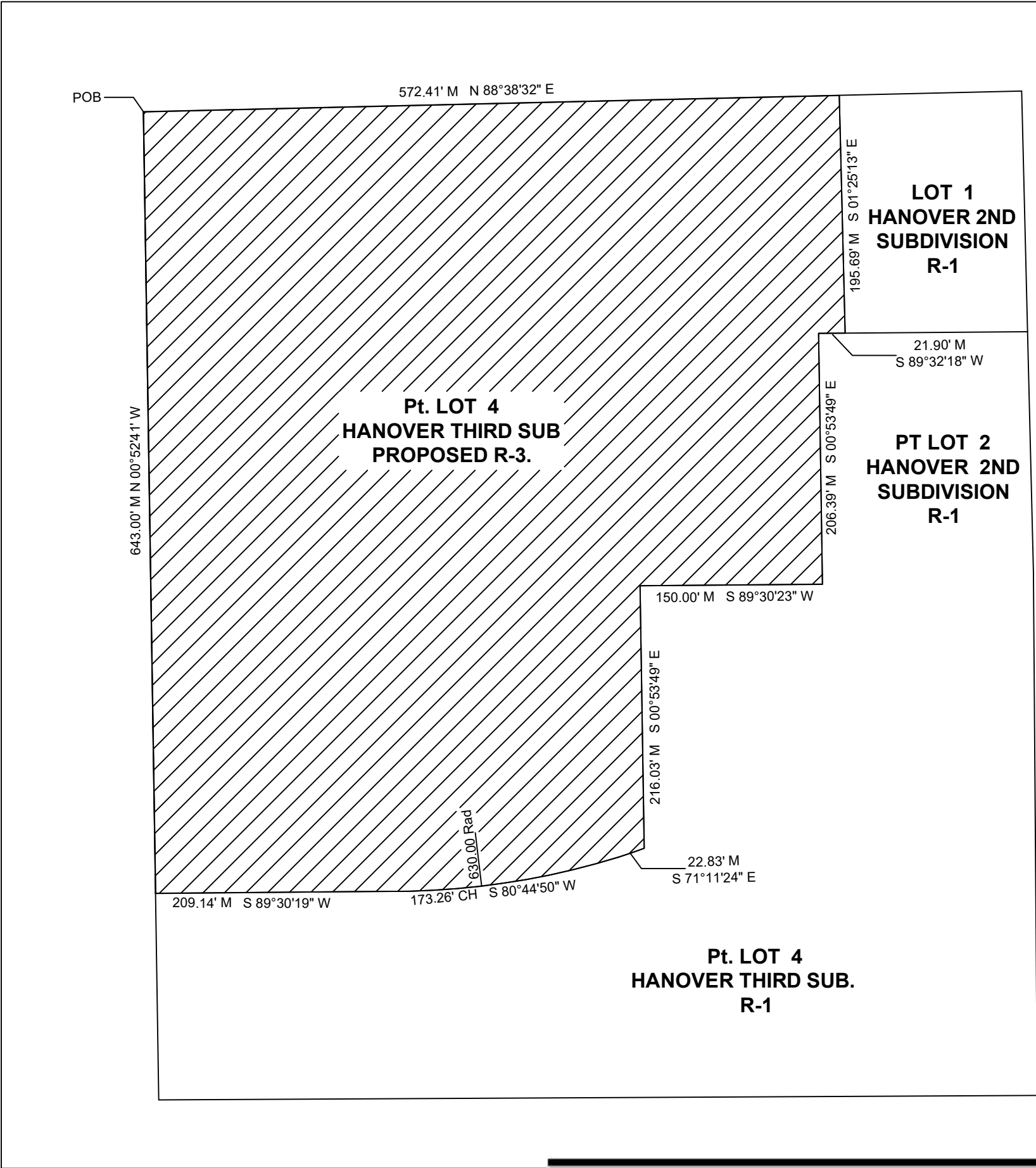
Signature of Owner or Authorized Person _____

Date 9/APRIL/2019

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 4/30/07



**REZONING
GRAND ISLAND, NEBRASKA**

PART OF LOT TWO (2) HANOVER
SECOND SUBDIVISION AND A
PART OF LOT FOUR (4) HANOVER
THIRD SUBDIVISION

**R-1 - SUBURBAN RESIDENTIAL ZONE
TO
R-3 - MEDIUM DENSITY RESIDENTIAL ZONE**

REZONING TRACT DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF LOT TWO (2) HANOVER SECOND SUBDIVISION AND A PART OF LOT FOUR (4) HANOVER THIRD SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE NORTHWEST CORNER OF LOT FOUR (4) HANOVER THIRD SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 88°38'32" E ALONG THE NORTH LINE LOT FOUR (4) HANOVER THIRD SUBDIVISION, A DISTANCE OF FIVE HUNDRED SEVENTY TWO AND FORTY ONE HUNDREDS (572.41') FEET; THENCE S 01°25'13" E ALONG THE WEST LOT LINE OF LOT ONE (1) HANOVER SECOND SUBDIVISION, A DISTANCE OF ONE HUNDRED NINETY FIVE AND SIXTY NINE HUNDREDS (195.69') FEET; THENCE S 89°32'18" W A DISTANCE OF TWENTY ONE AND NINETY HUNDREDS (21.90') FEET; THENCE S 00°53'49" E TWO HUNDRED SIX AND THIRTY NINE HUNDREDS (206.39') FEET; THENCE S 89°30'23" W A DISTANCE OF ONE HUNDRED FIFTY (150.00') FEET; THENCE S 00°53'49" E A DISTANCE OF TWO HUNDRED SIXTEEN AND THREE HUNDREDTHS (216.03') FEET; THENCE S 71°11'24" E A DISTANCE OF TWENTY TWO AND EIGHTY THREE (22.83') FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF SIX HUNDRED THIRTY (630') FEET; WITH A CHORD DISTANCE OF ONE HUNDRED SEVENTY THREE AND TWENEY SIX HUNDRETHS (173.26') ON A BEARING OF S 80°44'50" W; THENCE S 89°30'19" W A DISTANCE OF TWO HUNDRED NINE AND FOURTEEN HUNDREDTHS (209.14') FEET; THENCE N 00°52'41" W A DISTANCE OF SIX FORTY THREE (643.00') FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS AN AREA OF 321,872.411 SQUARE FEET OR 7.389 ACREAS MORE OR LESS.

LEGEND

- Existing R-1
- Proposed R-3

| | | | |
|---|-----------------------|--------------------|-----------------|
| LOCATION: PART OF LOT TWO (2) HANOVER SECOND SUBDIVISION AND A PART OF LOT FOUR (4) HANOVER THIRD SUBDIVISION | | | |
| TITLE: REZONING GRAND ISLAND, NE | | | |
| SCALE: AT A3: 1" = 100' | DATE: 4/12/19 | DRAWN: Brent C. | PAGE: 1 OF 1 |
| BENESCH PROJECT NO: 111908.00 | DRAWING NO: 19-002 | REVISION: | |



Hall County Regional Planning Commission

**Wednesday, May 1, 2019
Regular Meeting**

Item F5

Public Hearing - Adoption of the Grand Island Zoning Map (C-23-2019GI)

Staff Contact:

Agenda Item # 8

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING April 24, 2019

SUBJECT: Concerning the re-adoption of the City of Grand Island Zoning Map as produced using the Hall County Geographic Information System as the official zoning map for the City of Grand Island. (C-23-2019GI)

PROPOSAL:

On February 27, 2018 the Grand Island City Council approved a map produced using the Hall County GIS as the official zoning map for the City of Grand Island based on the 2004 Comprehensive Plan for the City of Grand Island with all changes to the map as approved through January 31, 2018. As a matter of course, the City of Grand Island occasionally re-adopts the zoning map incorporating all changes since the last re-adoption of the entire map along with other changes as recommended by staff and the Hall County Regional Planning Commission. This will allow a newly revised and adopted copy of the map to be printed for official use by Council, staff and the general public. This hearing is being held for that purpose. This map will also serve to give notice to all parties that the Grand Island City limits, and 2-mile extraterritorial jurisdiction, is as shown on the map.

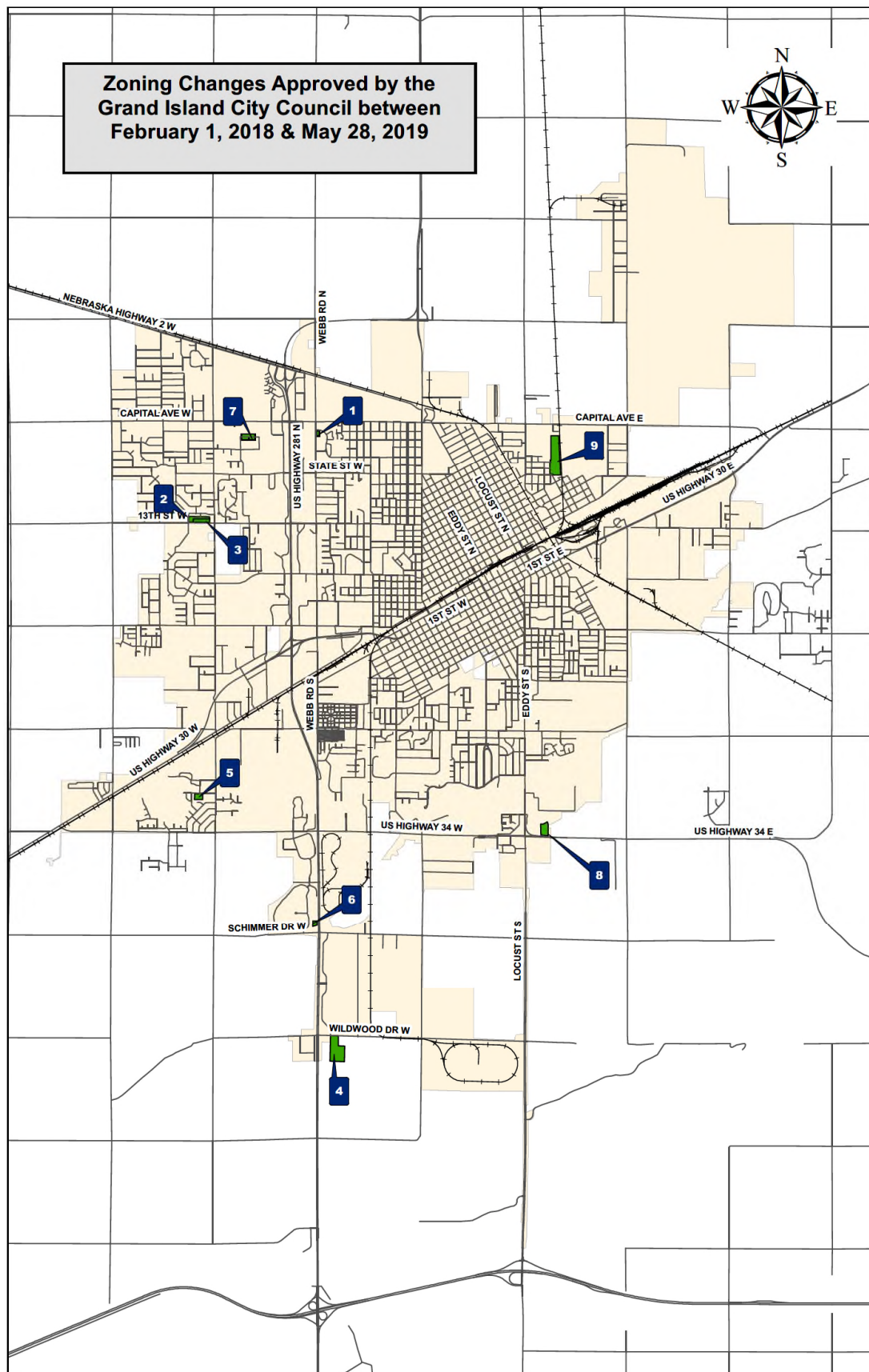
BACKGROUND:

ZONING CHANGES

The following chart shows the changes that have been approved by the Regional Planning Commission and the Grand Island City Council since January 31, 2018. This does include changes anticipated through May 31, 2019 if those are not approved by Council they will be removed prior to adoption of this map in June of 2019.

| ID | Ord | Change | Legal | Case |
|----|------|------------------------------|--|-------------|
| 1 | 9684 | CD Zone to Amended CD Zone | Lot One (1) Block Nine (9) of the Second Amendment to Lot1 Block 9 of Continental Gardens Subdivision | C-16-2018GI |
| 2 | 9719 | R1 Zone to R2 Zone | B & M Estates Subdivision Lot 2 | C-09-2019GI |
| 3 | 9719 | R1 Zone to R3 Zone | B & M Estates Subdivision Lot 2 | C-09-2019GI |
| 4 | 9726 | TA Zone to B2 Zone | A portion of the NW ¼ of the NW ¼ of 8-10-9 | C-18-2019GI |
| 5 | 9711 | RD Zone to Amended RD Zone | Lot 1 Block 3 of Good Samaritan Subdivision | C-09-2019GI |
| 6 | 9727 | RD Zone to RO Zone | Ponderosa Lake Estates Fourth Sub Outlot C- 1 | C-19-2019GI |
| 7 | 9707 | R4 Zone to R2 Zone | A Tract Of Land Consisting Of Part Of The Northwest Quarter (NW 1/4) Of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West Of The 6th P.M. | C-29-2018GI |
| 8 | 9724 | RD Zone to Amended RD Zone | Talon Apartments Subdivision | C-14-2019GI |
| 9 | 9705 | LLR & R2 Zones to R3-SL Zone | The Orchard Subdivision | C-24-2018GI |

The changes shown on this chart are represented on the new version of the Grand Island Zoning map. A map delineating the location of these changes is attached.



ANNEXATIONS

A total of 8 areas (275.73 Acres) were annexed into the City of Grand Island between January 31, 2018 and May 31, 2019. It is anticipated that the third reading of the annexation ordinances for the 3 areas dated 5/28/2019, all voluntary annexations, will be completed at the May 28, 2019 meeting. This map will not be adopted until the June 11 council meeting with an effective date of July 1, 2019

| Id | Ord | Date | Location |
|----|------|--------------|--|
| 1 | 9730 | 05/28/2019** | City of Grand Island Property |
| 2 | 9680 | 3/27/2018 | Gard Subdivision |
| 3 | 9728 | 05/28/2019** | GIAEDC(Lewis Greenscape) - Lewis Acres Subdivision |
| 4 | 9686 | 6/26/2018 | Hanover 3rd Subdivision |
| 5 | 9729 | 05/28/2019** | Huff Properties - Hanover 2nd Subdivision Lot 2 |
| 6 | 9692 | 7/24/2018 | Knuth Acres Subdivision |
| 7 | 9691 | 7/24/2018 | Rief Acres |
| 8 | 9715 | 12/18/2018 | Rowe 2nd Subdivision |

**These will be removed if the annexations are not approved.

No changes to the Grand Island Extraterritorial Jurisdiction were made due to these annexations.

OTHER PROPOSED CHANGES

Zoning Districts are not always changed as incremental changes are made to street alignments and lot layout within subdivisions. Changes are not always made as annexation occurs. It is appropriate to occasionally consider changing zoning on properties to more accurately reflect the surrounding area. The Planning staff is recommending the changes below for adoption as part of the new zoning map.

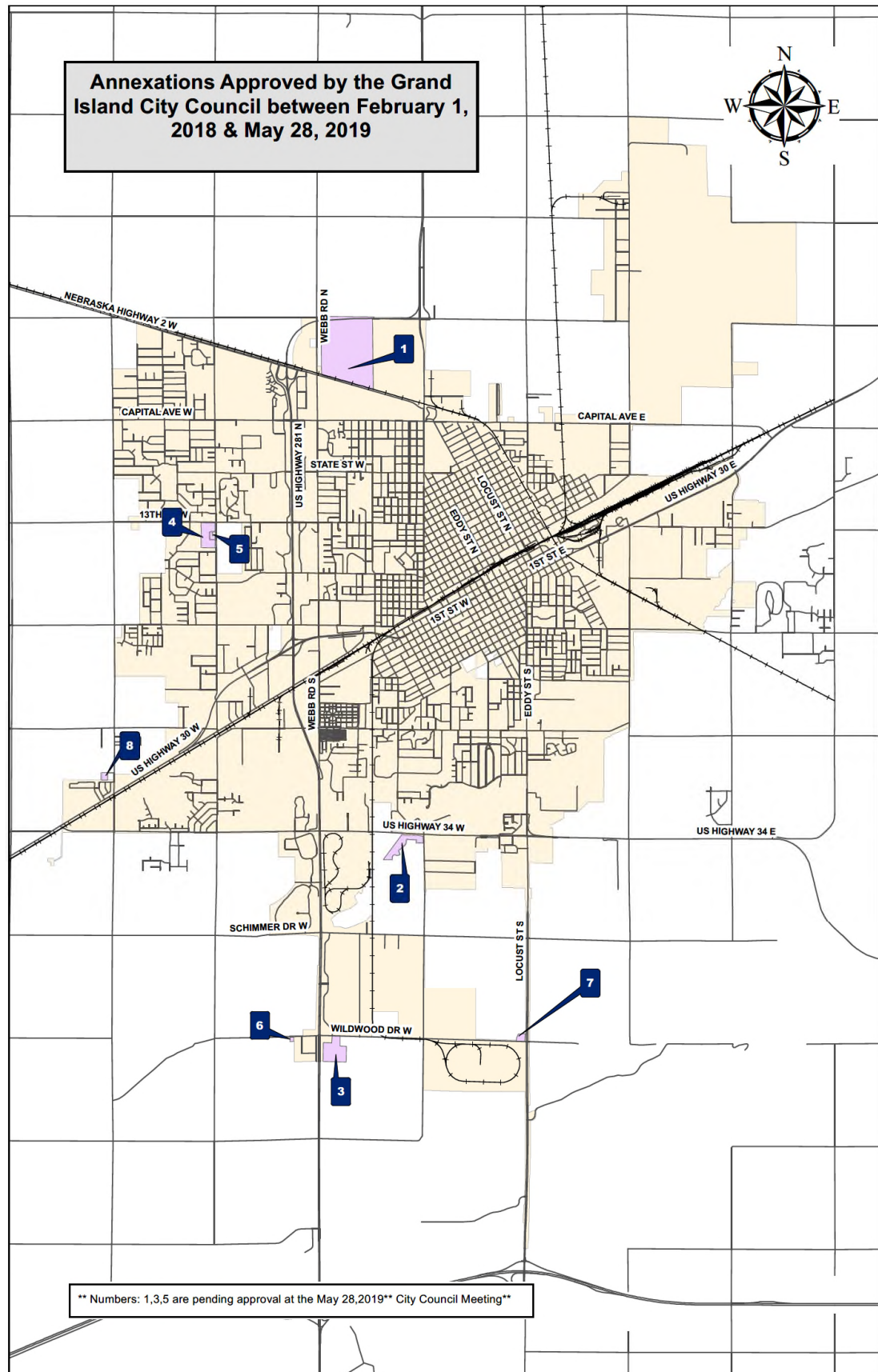
Staff is suggesting the one change to rezone all of Rhoads Subdivision from a mix of R2 and R3 to R2. The original proposal for the subdivision would have had a street separating the R2 and R3 zoning. That was modified with the approved subdivision and some lots have both R2 and R3 zoning this will make the zoning consistent across the subdivision.. The proposed changes conform to the general layout of the future land use map and the existing surrounding uses. None of the proposed changes will create any non-conforming uses.

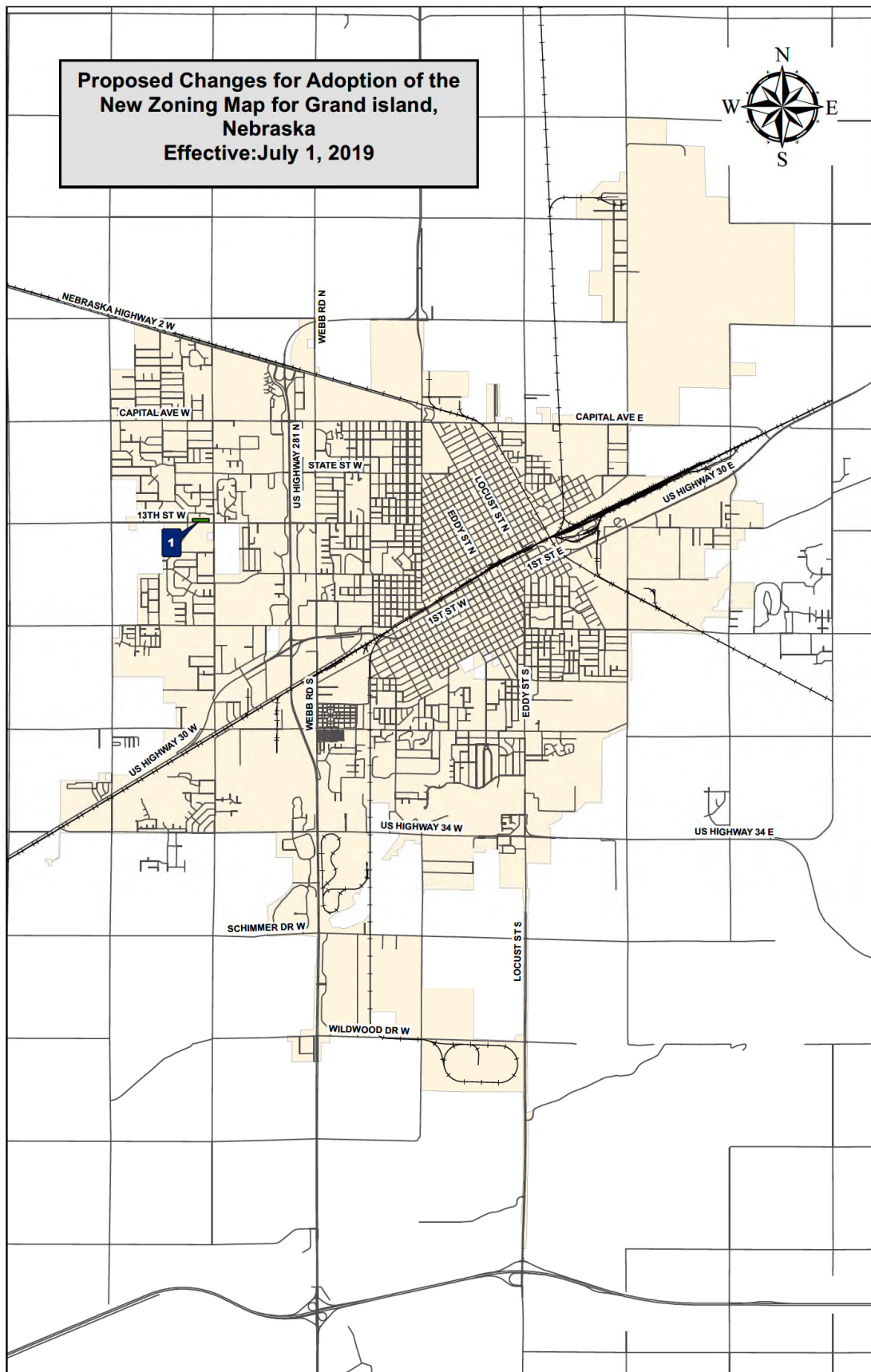
The attached Zoning Map shows the new map as it would look if all of the proposed changes are adopted by the Grand Island City Council. The proposed effective date for this map is July 1, 2019. It is expected that the Grand Island City Council will consider approval of the map at their meeting on June 11, 2019.

RECOMMENDATION:

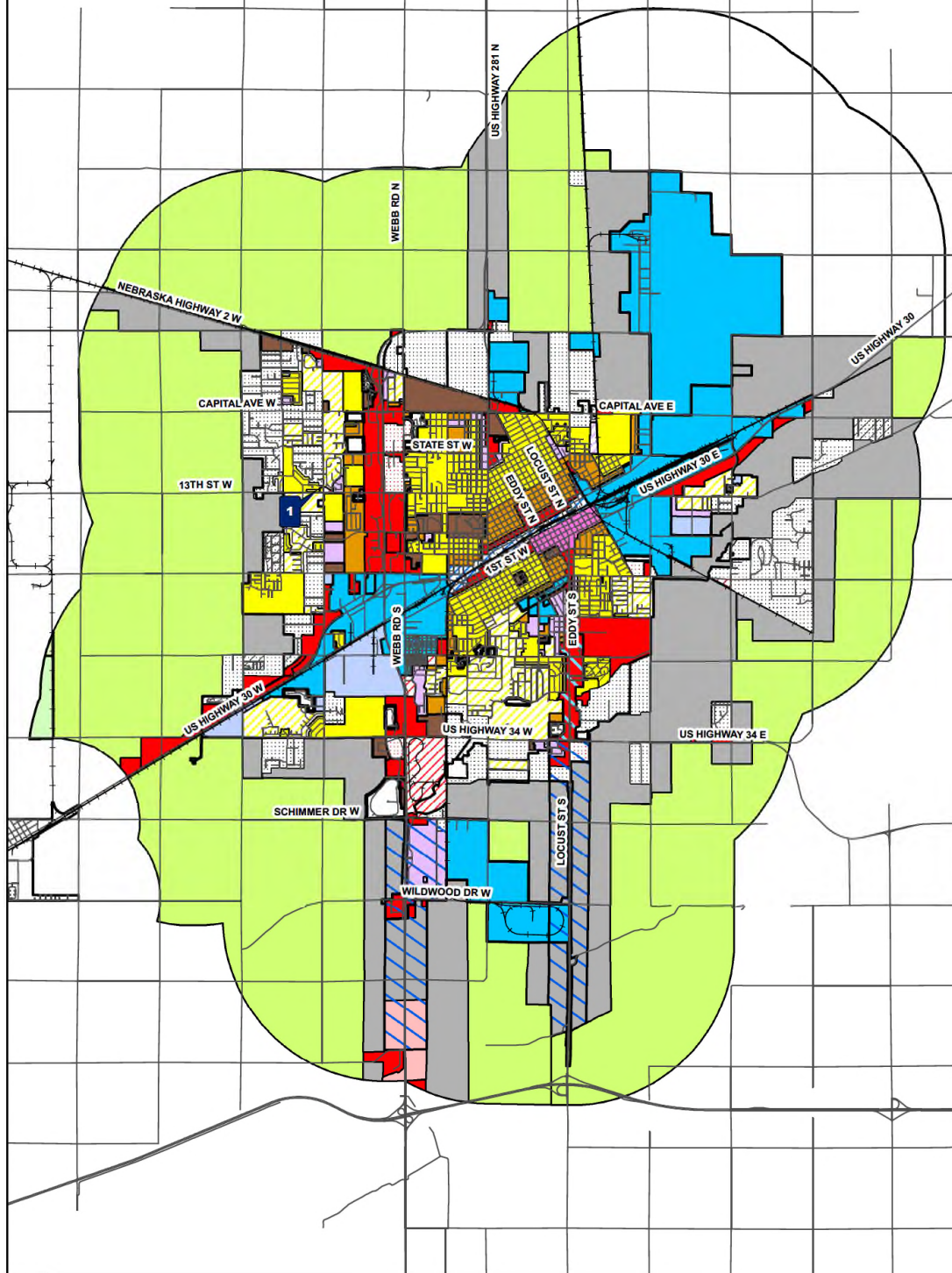
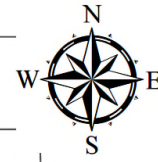
That the Regional Planning Commission recommend that the City Council of Grand Island adopt this map as presented as the official Zoning Map for the City of Grand Island.

_____ Chad Nabity AICP, Planning Director





**Proposed Changes for Adoption of the
New Zoning Map for Grand Island,
Nebraska
Effective: July 1, 2019**





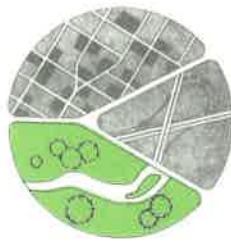
Hall County Regional Planning Commission

**Wednesday, May 1, 2019
Regular Meeting**

Item J1

School Board Letter

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

January 24, 2019

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on February 6th, 2019, in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

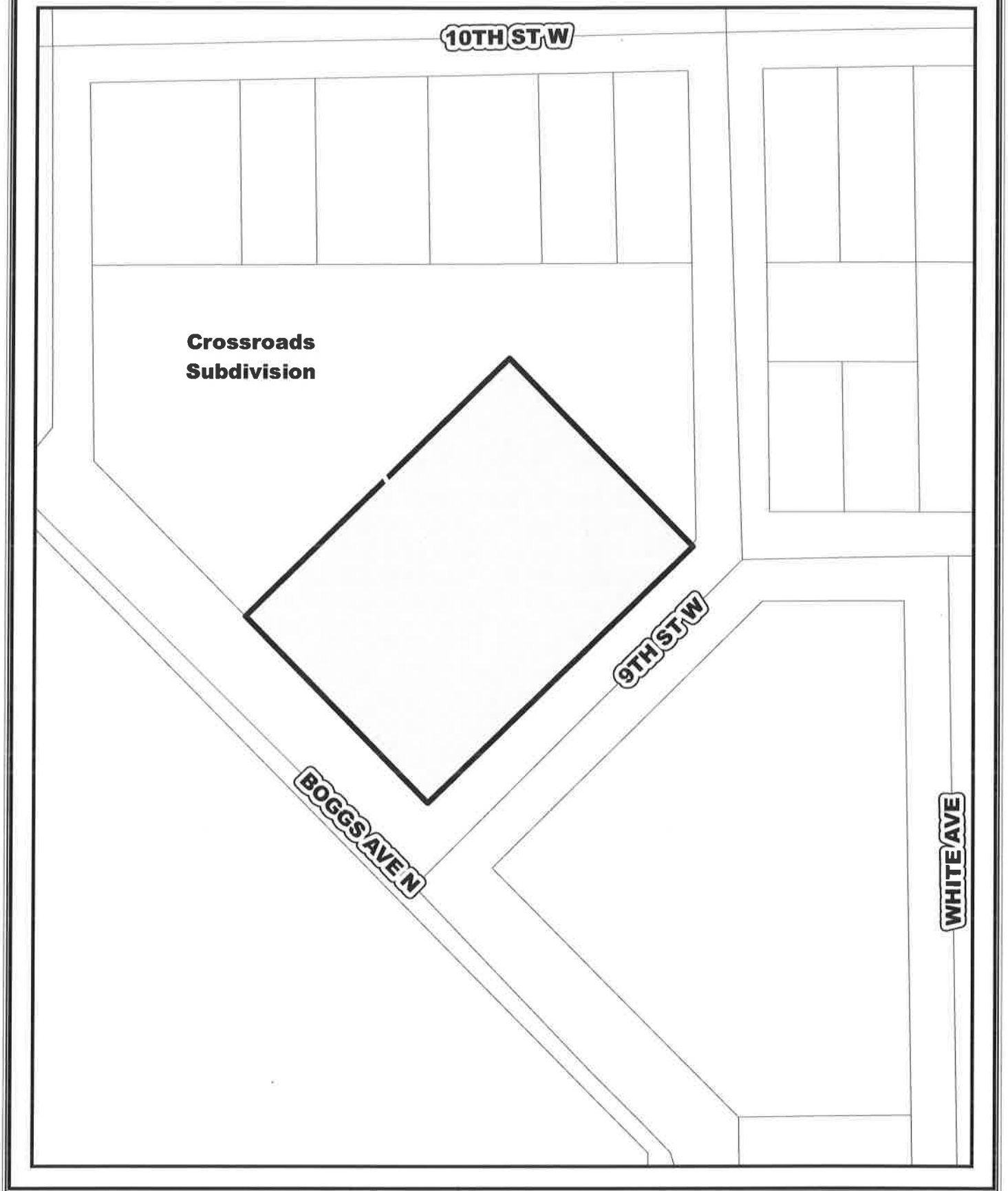
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

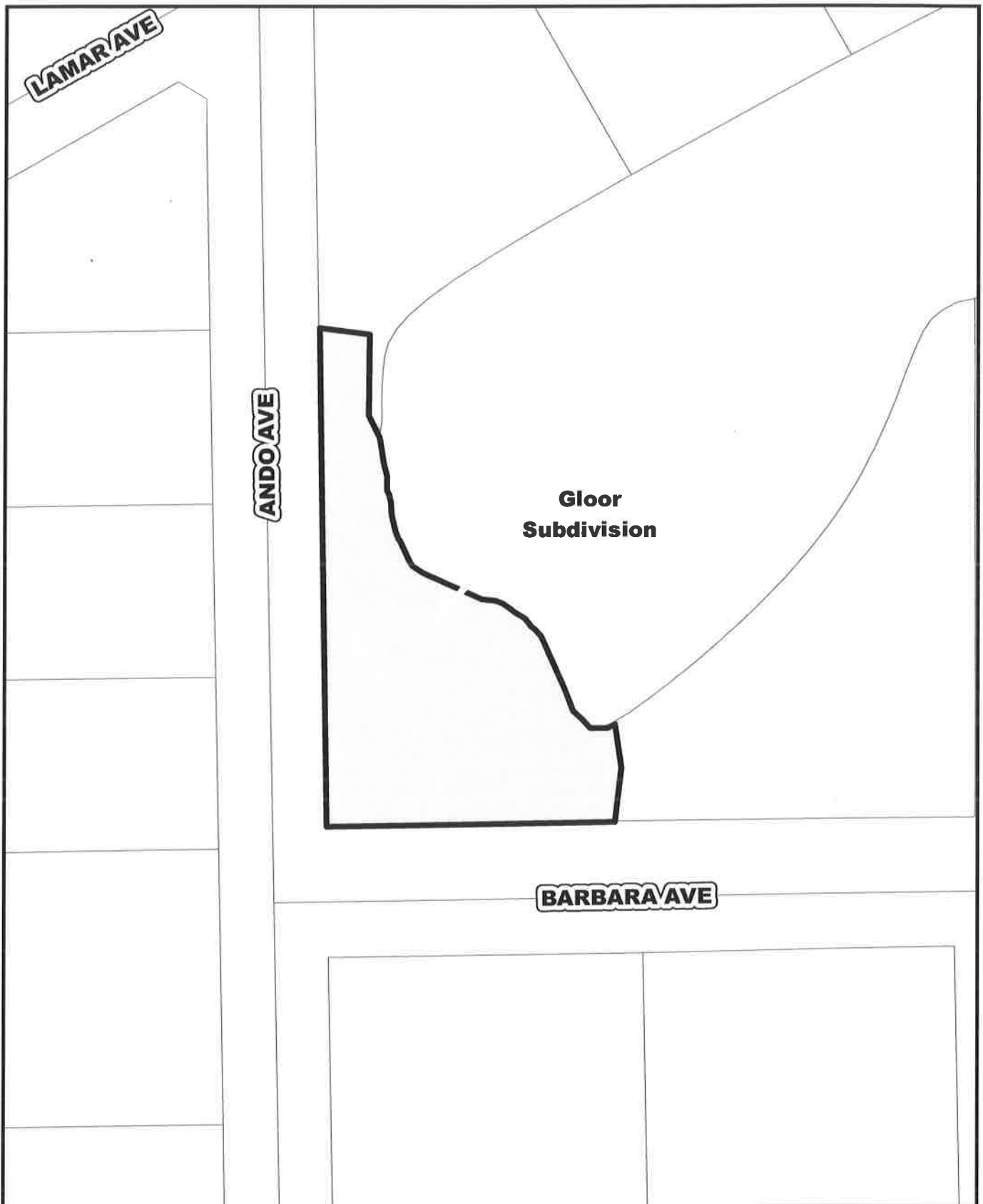
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

| Name | Acres | Lots | Legal Description |
|---|--------------|-------------|---|
| Crossroads Subdivision | 0.992 | 2 | A tract of land comprising a portion of Block Five(5), Golden Age Subdivision and addition to the City of Grand Island, Hall County, Nebraska |
| Gloor Subdivision | 0.37 | 1 | A replat of all of lot 1, John & Marie's Subdivision and part of Lake Front Tract 1C as established by the City Of Grand Island on Brach's lake located in the northwest quarter of the southwest quarter (nw1/4 sw1/4) of section twenty-one (21), township eleven (11) north, range nine (9) west of the 6th p.m., all in Grand Island, Hall County, Nebraska |
| Kenmare 5 th Subdivision | 7.167 | 3 | A replat of all of lot 1, Kenmare Fourth Subdivision in the City Of Grand Island, Hall County, Nebraska. |
| Prairie Commons 3 rd Subdivision | 26.71 | 6 | A replat of all of lot 4 and all of lot 5, Prairie Commons Second Subdivision, Grand Island, Hall County, Nebraska. |
| Woodland Park 18 th Subdivision | 2.61 | 10 | A replat of all of lots 4 & 5, block 1 and all of lots 2 - 6, block 2, Woodland Park Fifteenth Subdivision, Grand Island, Hall County, Nebraska. |

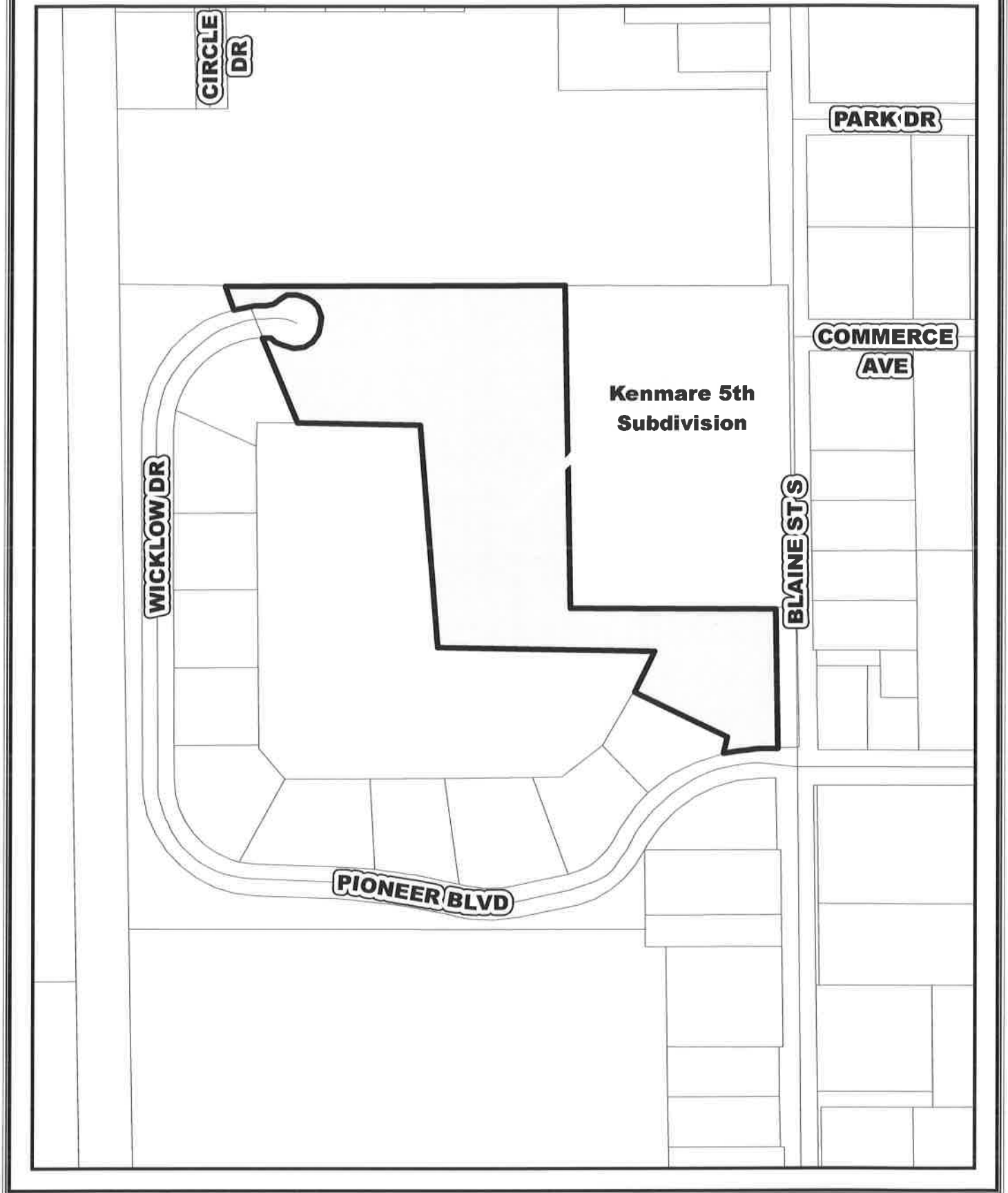
PROPOSED AREA LOCATION MAP



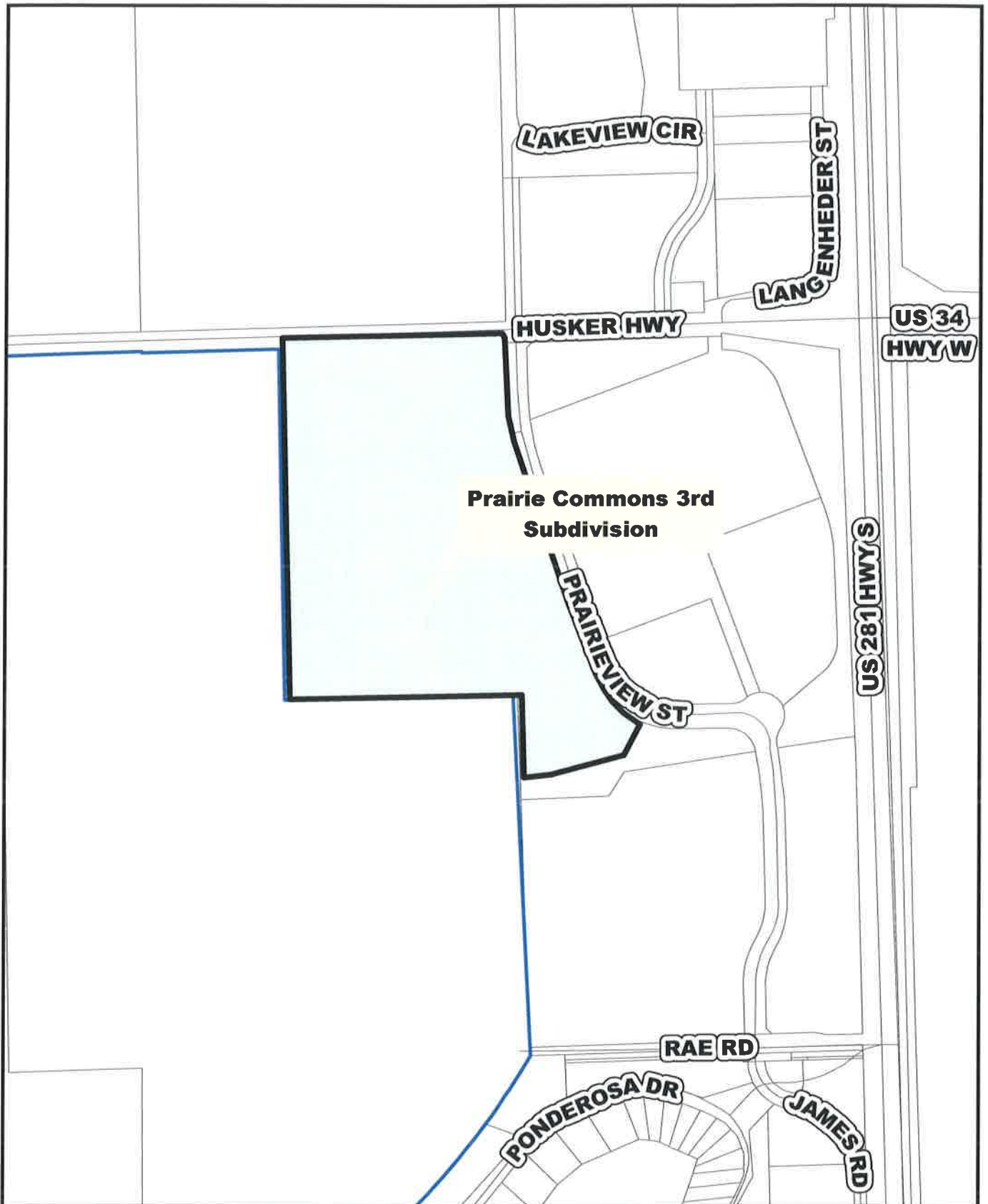
PROPOSED AREA LOCATION MAP



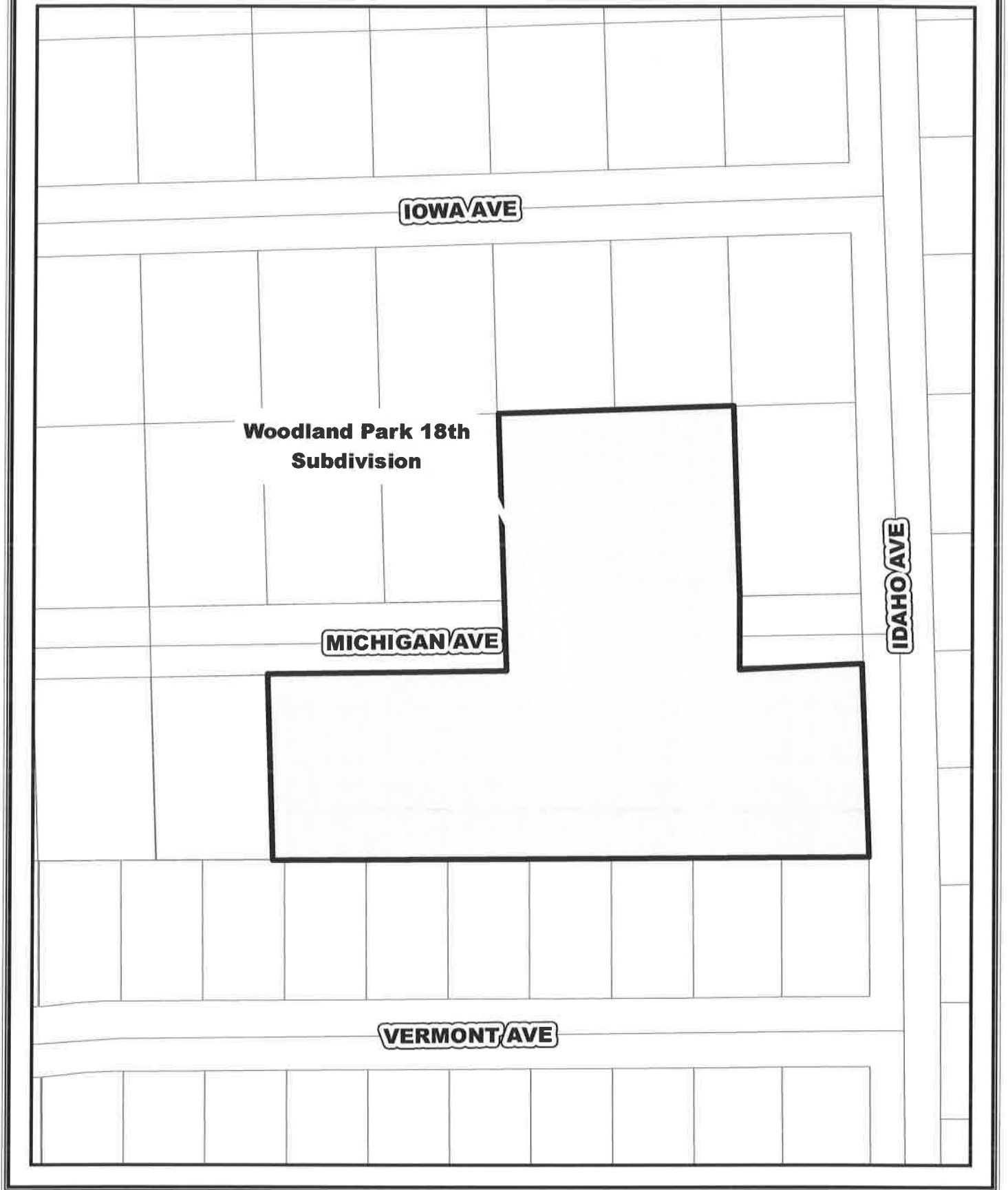
PROPOSED AREA LOCATION MAP

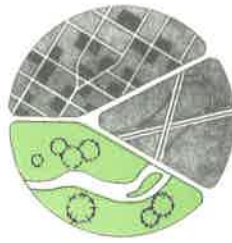


PROPOSED AREA LOCATION MAP



PROPOSED AREA LOCATION MAP





THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

April 18th, 2019

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on May 1st, 2019 in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

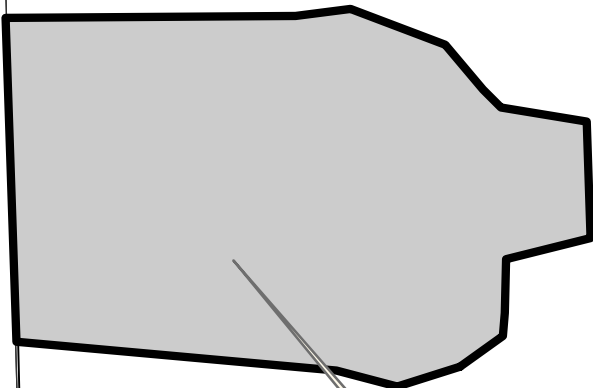
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

| Name | Acres | Lots | Legal Description |
|------------------------------------|--------------|-------------|--|
| Fifth Street Subdivision | 3.305 | 20 | A tract of land consisting of all of lots 11 and 12 and part of lots 13 and 14, all of Lambert's Subdivision, Grand Island, Hall County, Nebraska |
| JRMorton Farm Subdivision | 3.541 | 1 | A Tract of Land Consisting of Part of the West Half of the Southwest Quarter (W ½ SW ¼) of Section Twenty-Three (23), Township (10) North, Range Nine (9) West of the 6 th P.M., Hall County, Nebraska |
| The Orchard Subdivision | 23.861 | 67 | Lot 1, Lincoln Heights Subdivision, Part of Lot 8, Norwood Subdivision, Part of Lots 2,3,4 and 5, Norwood Subdivision, Part of the East Half of the Northwest Quarter Lying Westerly From the Union Pacific Railroad Right-Of-Way. All Located in the Northwest Quarter of Section 10, Township 11 North, Range 9 West, of the 6 th Principal Meridian, City of Grand Island, Hall County, Nebraska |
| Thelen 5th Subdivision | 7.102 | 14 | A Tract Of Land Located In Part Of The Northwest Quarter (NW ¼) Of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West Of The 6th P.M., Hall County, Nebraska |
| Powell 5 th Subdivision | 4.510 | 1 | A Tract of Land comprising a part of the E ½, SE ¼ of Section 32, T 11 N, R 10 W, Hall County, Nebraska. |

**PROPOSED AREA
LOCATION MAP**



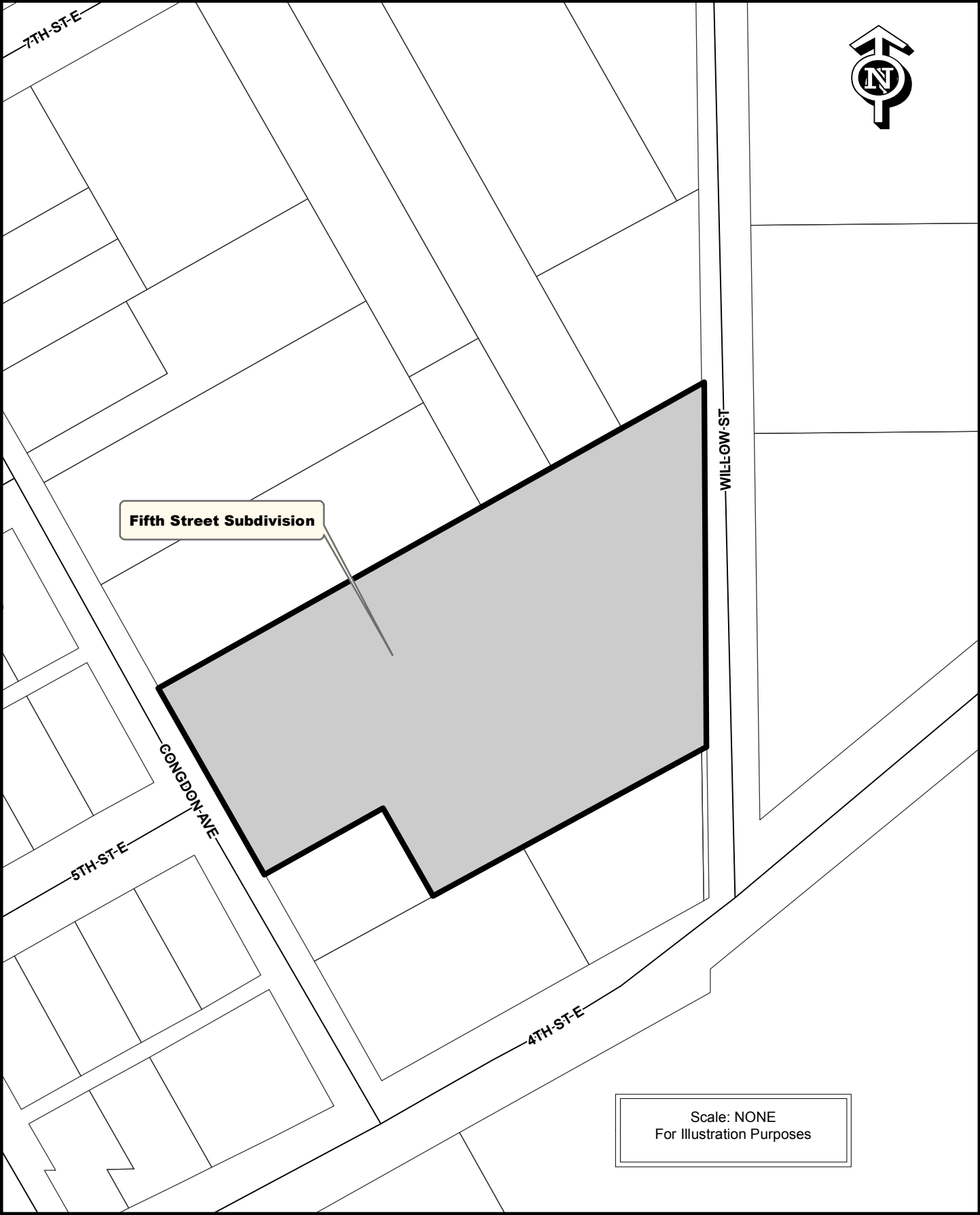
JRMorton Farms Subdivision

STUHR RD S

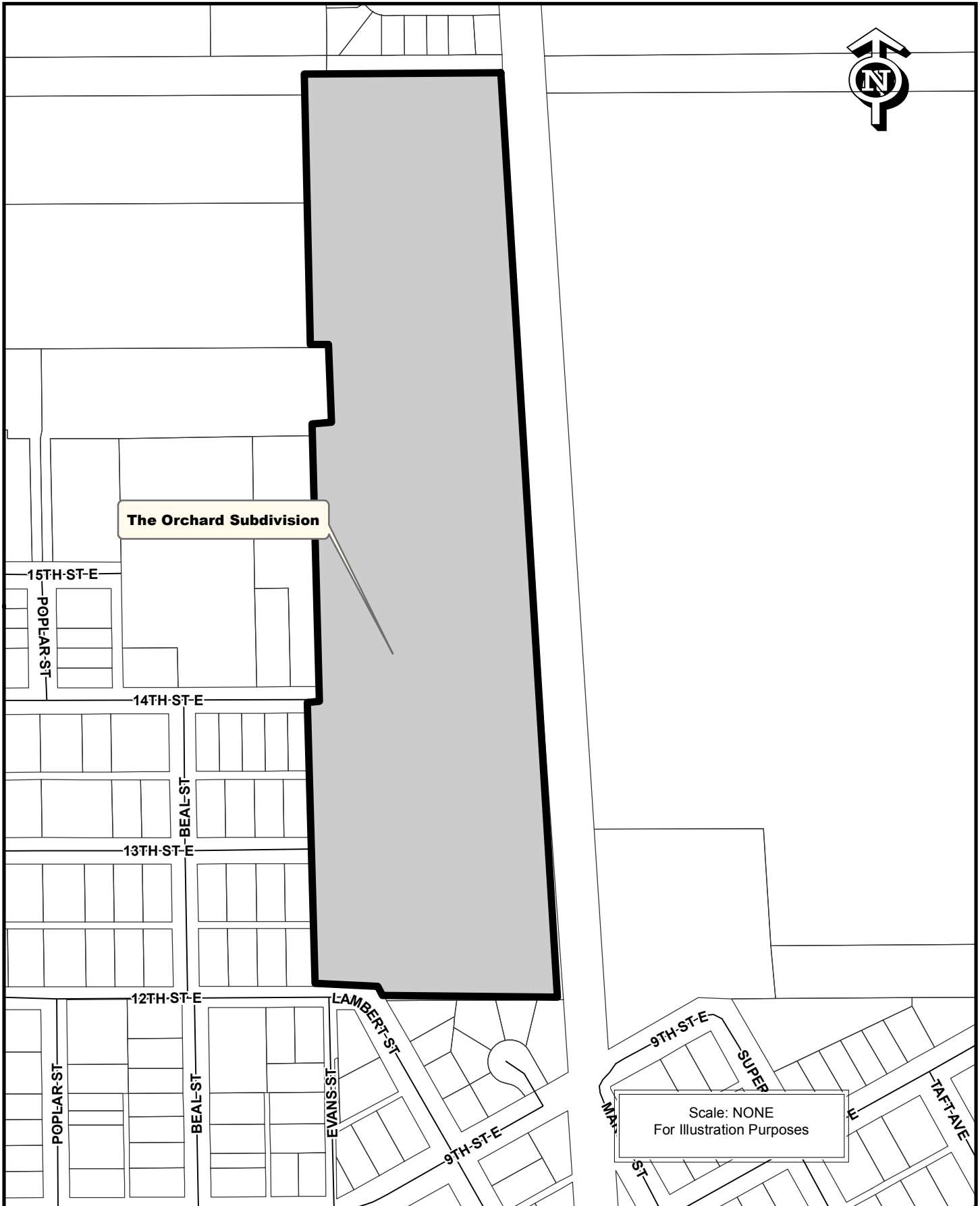
SCHULTZ RD E

Scale: NONE
For Illustration Purposes

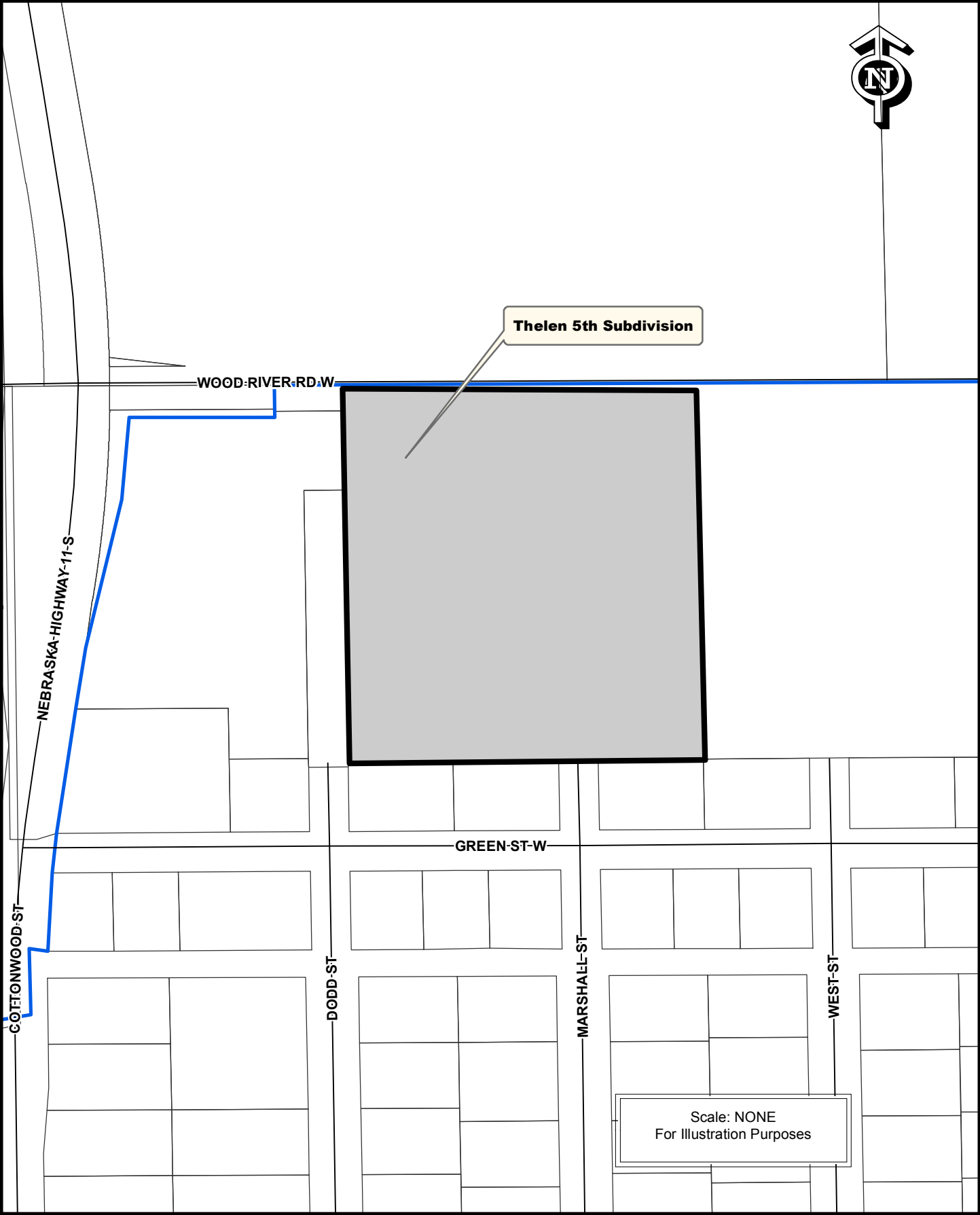
PROPOSED AREA LOCATION MAP



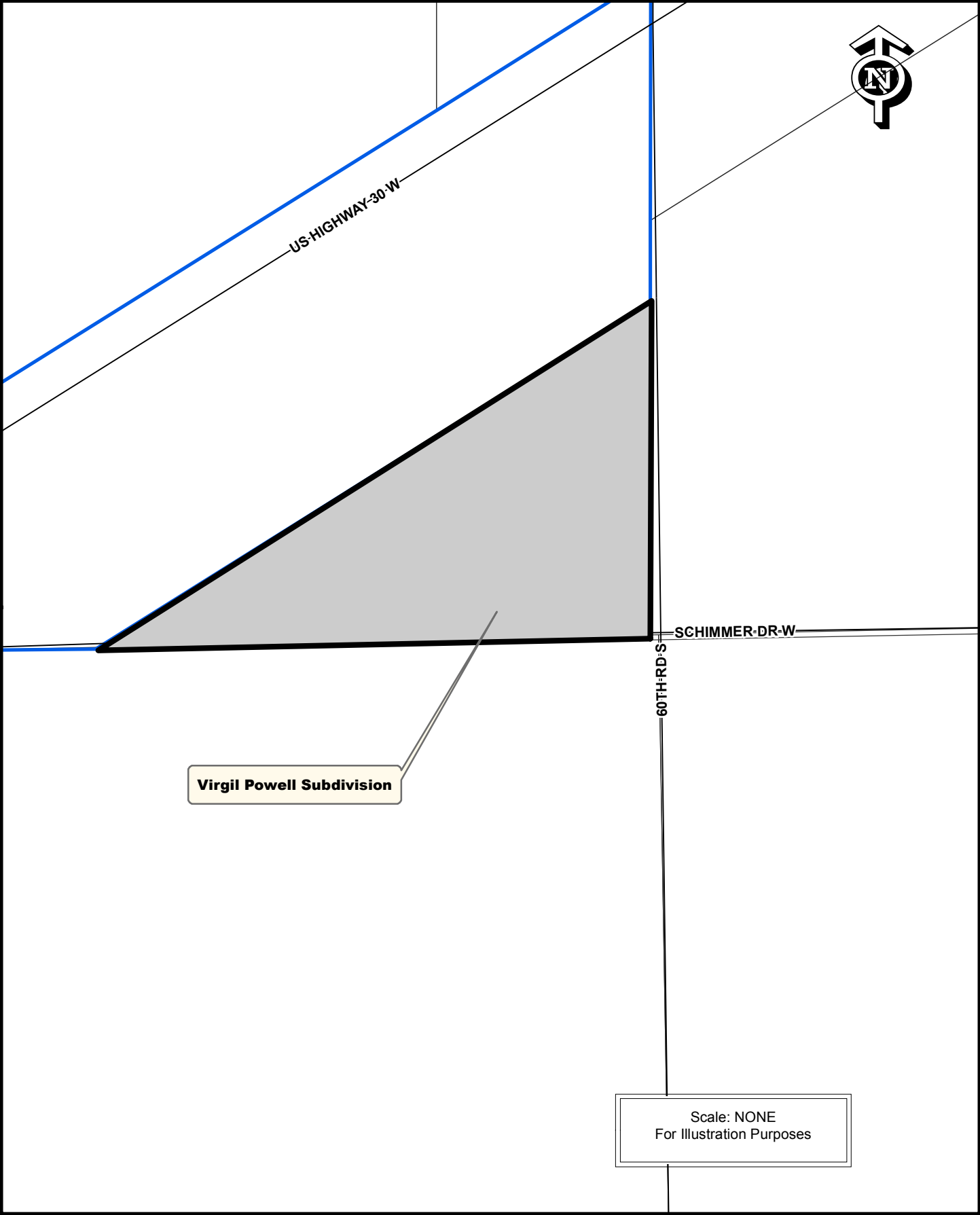
PROPOSED AREA LOCATION MAP



PROPOSED AREA LOCATION MAP



**PROPOSED AREA
LOCATION MAP**





Hall County Regional Planning Commission

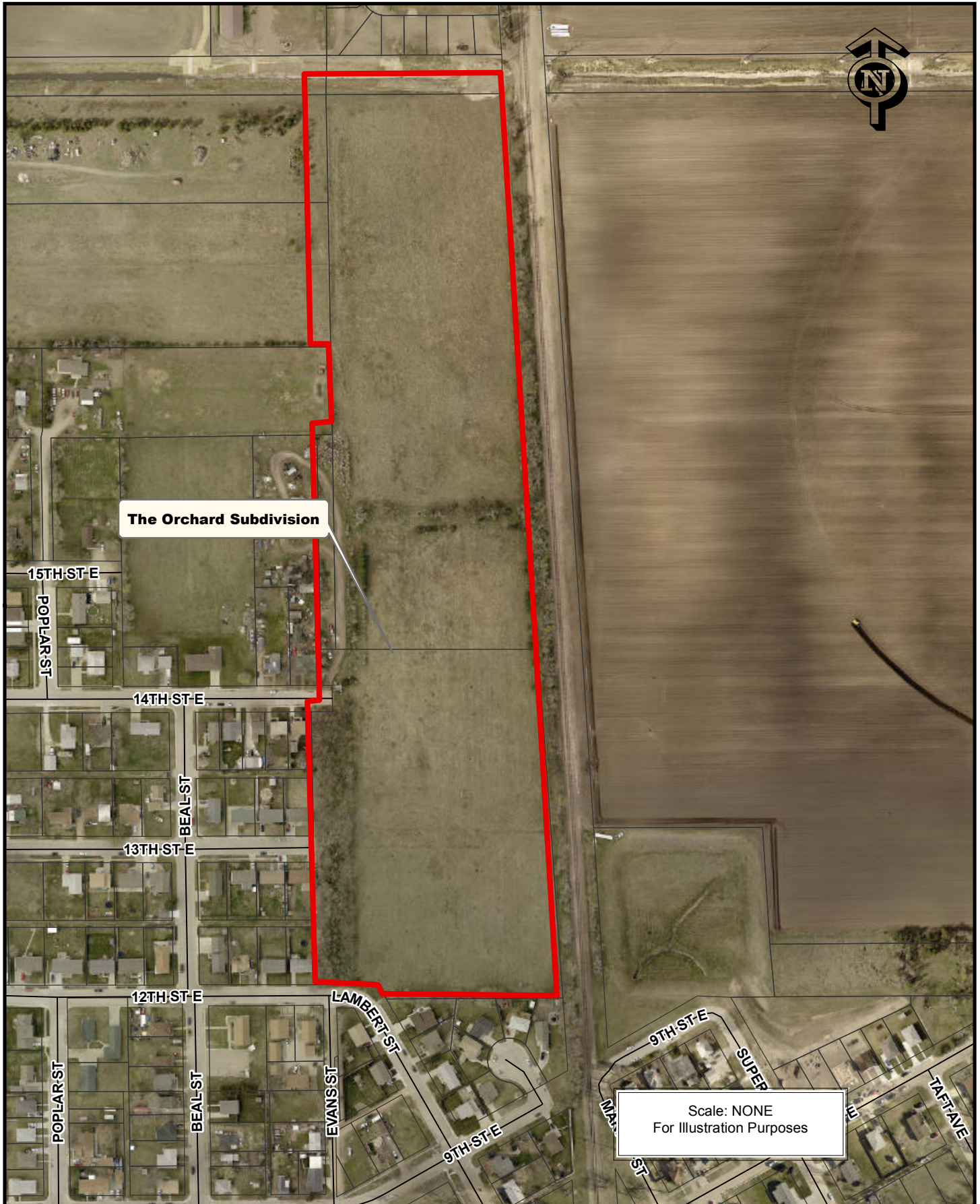
**Wednesday, May 1, 2019
Regular Meeting**

Item J2

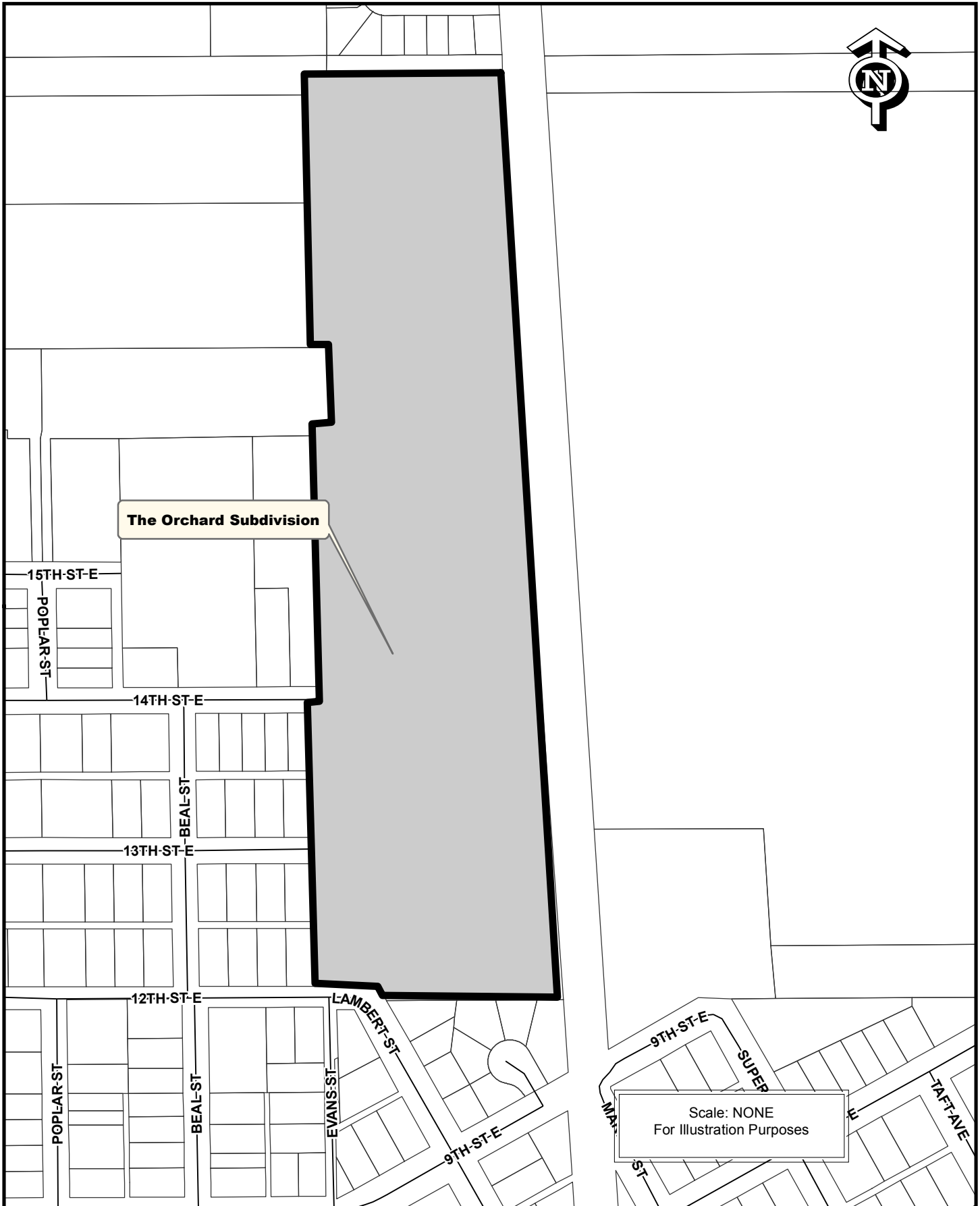
Final Plat - Orchard Subdivision

Staff Contact:

PROPOSED AREA LOCATION MAP



PROPOSED AREA LOCATION MAP



Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name The Orchard LLC
Address 5631 S 48th
City Lincoln, State NE Zip 68516
Phone 402-328-8100

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: Ward F. Hoppe

(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Husker Surveying
Address 4535 Normal Blvd., Ste. 101
City Lincoln, State NE Zip 68506
Phone 402-423-5202
Surveyor/Engineer Name Jayne M. Malone License Number 440

SUBDIVISION NAME: The Orchard

Please check the appropriate location

- ☒ Grand Island City Limits
☐ 2 Mile Grand Island Jurisdiction
☐ Hall County
☐ City of Wood River or 1 Mile Jurisdiction
☐ Alda or 1 Mile Jurisdiction
☐ Cairo or 1 Mile Jurisdiction
☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
☒ Final Plat
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

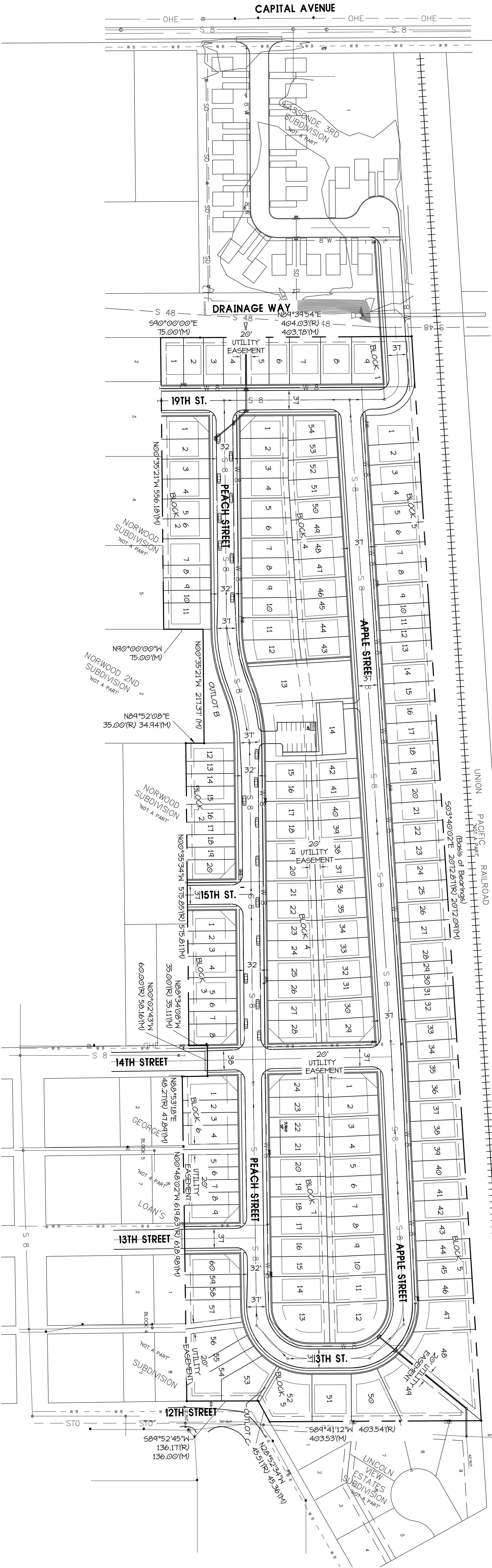
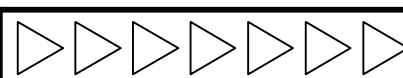
Number of Lots 65

Number of Acres 23.861

Checklist of things Planning Commission Needs

- ☒ An emailed copy of the AutoCAD file and a PDF to rashadm@grand-island.com
☒ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda
☐ 5 copies if Administrative Plat
☐ Closure Sheet
☐ Utilities Sheet
☐ Receipt for Subdivision Application Fees in the amount of \$ 1070.00

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.



OVERALL PRELIMINARY SITE/UTILITY PLAN
SCALE: 1" = 100'

LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE 6TH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, LINGING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY, EXCEPT THE NORTHERLY 50.150 FEET THEREOF, THE EASTERLY 35.00 FEET OF LOT 2, EXCEPT THE NORTH 85.00' NORTWOOD SUBDIVISION AND THE EASTERLY 75.00' OF LOTS 3, 4 & 5, NORTWOOD SUBDIVISION, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SURVEYOR'S CERTIFICATE

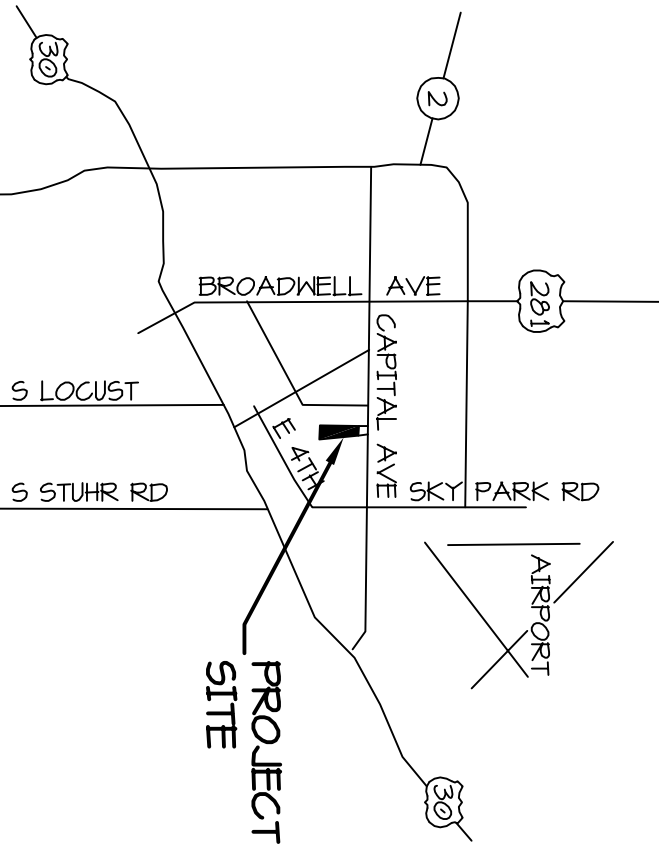
THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE 6TH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, LINGING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY, EXCEPT THE NORTHERLY 50.150 FEET THEREOF, THE EASTERLY 35.00 FEET OF LOT 2, EXCEPT THE NORTH 85.00' NORTWOOD SUBDIVISION AND THE EASTERLY 75.00' OF LOTS 3, 4 & 5, NORTWOOD SUBDIVISION, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

GENERAL SITE NOTES

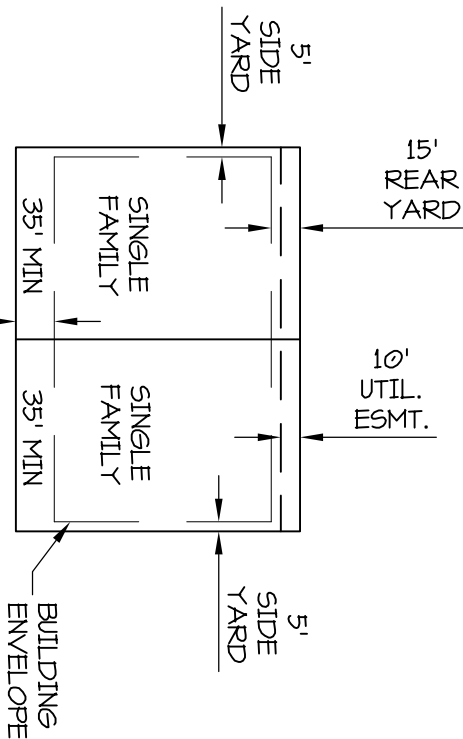
1. ELEVATIONS ARE NGVD 1929
2. LOT DIMENSIONS SHOWN ARE APPROXIMATE. ALL CURVILINEAR DIMENSIONS SHOWN ARE CHORD LENGTHS, UNLESS OTHERWISE NOTED.
3. LOT 13 BLOCK 4 AND OUTLOT 'C' TO HAVE A PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF GRAND ISLAND.
4. ALL OTHER EASEMENTS SHALL BE GRANTED TO THE CITY OF GRAND ISLAND AS SHOWN.
5. EACH LOT WILL HAVE INDIVIDUAL SERVICE FOR WATER, SEWER, AND ELECTRICAL.
6. DEVELOPER RESERVES THE RIGHT TO CONSTRUCT ONE STRUCTURE CONSISTING OF TWO UNITS PER LOT, WITH A MAXIMUM OF TWO UNITS PER LOT, IN THE EVENT THAT THE COMMON SIDE LOT LINE AS SHOWN IN THE TYPICAL ATTACHED SINGLE-FAMILY LOT LAYOUT.
7. OUTLOT 'B' IS RESERVED FOR FUTURE DEVELOPMENT.
8. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND SHALL PROVIDE THE MAINTENANCE OF OUTLOTS B, C.

DETACHED SINGLE FAMILY

NO SCALE



VICINITY MAP
NO SCALE



ATTACHED SINGLE FAMILY

NO SCALE

THE ORCHARD SUBDIVISION

PRELIMINARY STUDY

GRAND ISLAND, NEBRASKA

project no. _____

sheet name _____

PROPOSED SITE PLAN

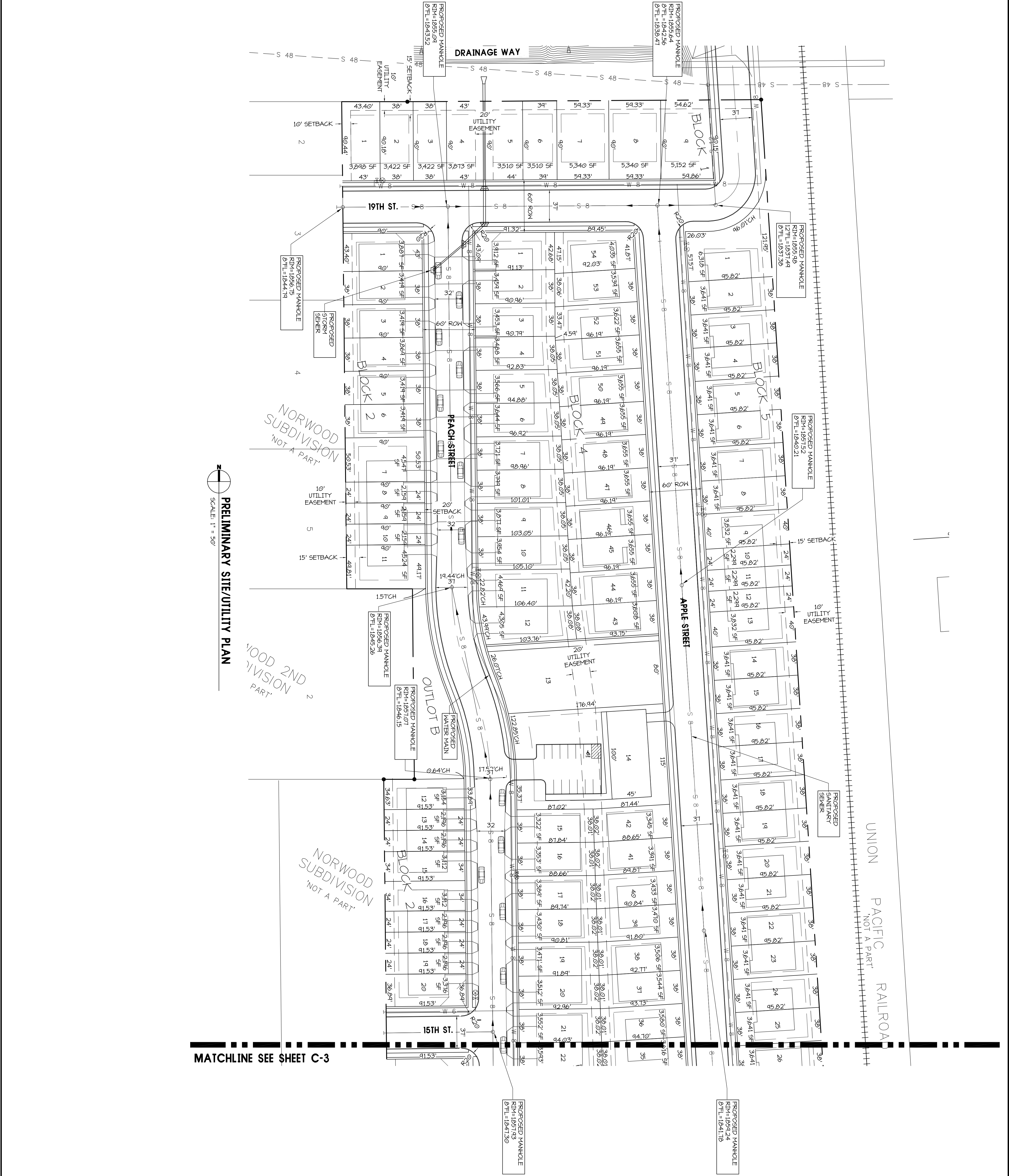
Design Associates
of Lincoln, Inc.

ARCHITECTS • ENGINEERS • PLANNERS

PERSHING SQUARE 1609 "N" STREET LINCOLN NEBRASKA 68508
Voice: 402-474-3000 office@DofLincoln.com Fax: 402-474-4045

C-1

sheet no.



sheet no.

C-2

Design Associates

of Lincoln, Inc.

ARCHITECTS • ENGINEERS • PLANNERS

PERSHING SQUARE 1609 "N" STREET LINCOLN NEBRASKA 68508
Voice:402-474-3000 office@DaofLincoln.com Fax:402-474-4045

project no.

sheet name

PROPOSED
SITE PLAN

THE ORCHARD SUBDIVISION

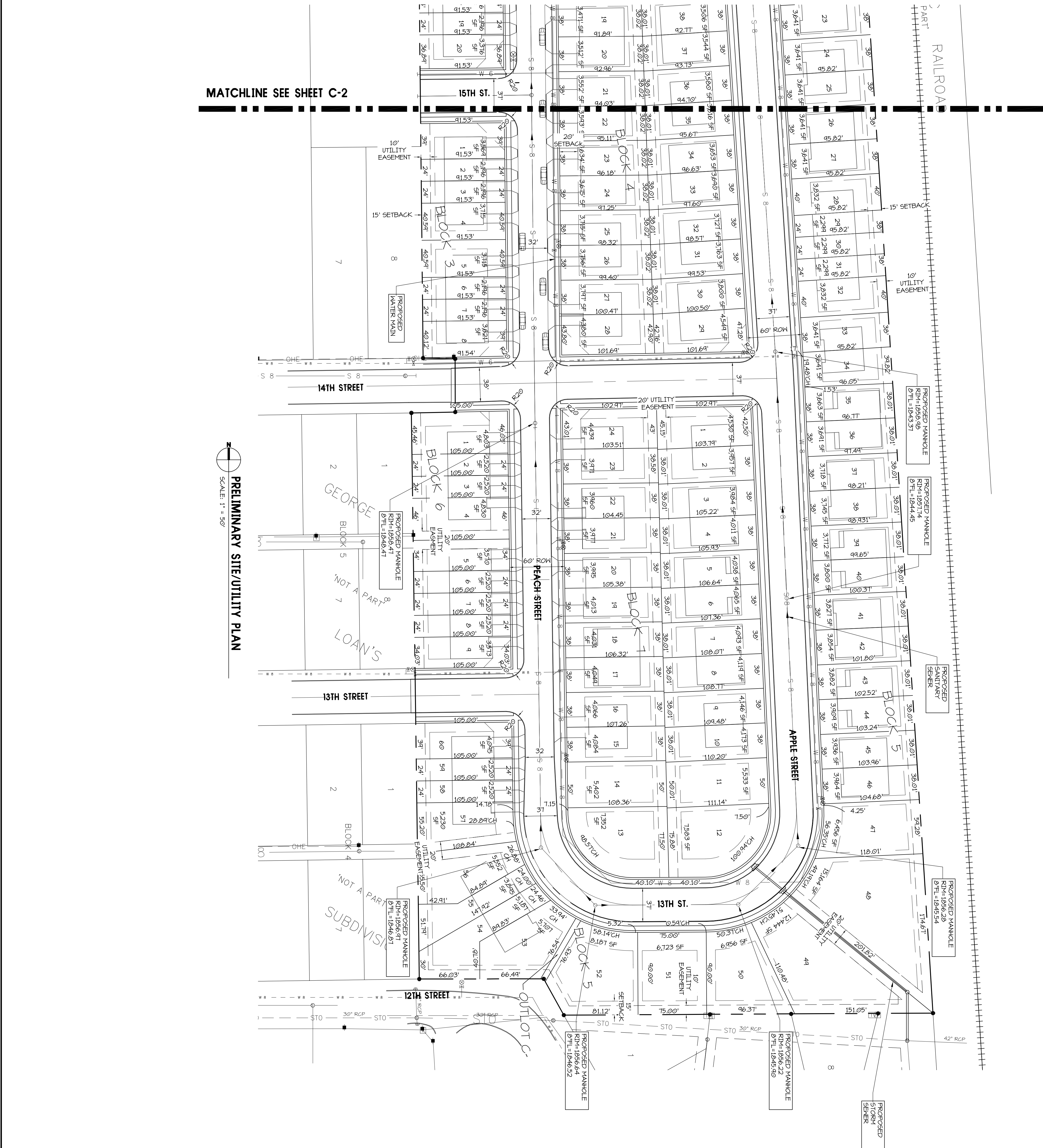
PRELIMINARY STUDY

GRAND ISLAND, NEBRASKA

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25 APR 2019

25 APR 2019



C-3

Design Associates
of Lincoln, Inc.
ARCHITECTS • ENGINEERS • PLANNERS
PERSHING SQUARE 1609 "N" STREET LINCOLN NEBRASKA 68508
Voice:402-474-3000 office@DofLincoln.com Fax:402-474-4045

Project no: 1609 "N" STREET
Sheet name: PROPOSED SITE PLAN

THE ORCHARD SUBDIVISION
PRELIMINARY STUDY
GRAND ISLAND, NEBRASKA

25 APR 2019

Page 72 / 102

THE ORCHARD SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

LOT 1, LINCOLN HEIGHTS SUBDIVISION, PART OF LOT 8, NORWOOD SUBDIVISION, PART OF LOTS 2, 3, 4, AND 5, NORWOOD SUBDIVISION, PART OF THE EAST HALF OF THE NORTHWEST QUARTER LYING WESTERLY FROM THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 9 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

REFERRING TO THE CENTER OF SAID SECTION 10, A 3" IRON PIPE FOUND FOR CORNER; THENCE WESTERLY ON AN ASSUMED BEARING OF SOUTH 89°40'03" WEST, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, 795.96 FEET, TO THE SOUTHEAST CORNER OF LOT 1, LINCOLN HEIGHTS SUBDIVISION, ALSO BEING THE TRUE POINT OF BEGINNING; THENCE FOLLOWING THE SOUTHERLY LINE OF LINCOLN HEIGHTS SUBDIVISION ON THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 89°40'03" WEST, 403.60 FEET; THENCE NORTH 28°59'12" WEST, 45.21 FEET; THENCE SOUTH 89°40'51" WEST, 136.00 FEET, TO THE SOUTHWEST CORNER OF LOT 1, LINCOLN HEIGHTS SUBDIVISION; THENCE FOLLOWING THE WESTERLY LINE OF LINCOLN HEIGHTS SUBDIVISION ON THE FOLLOWING BEARINGS AND DISTANCES: NORTH 00°48'38" WEST, 619.72 FEET; THENCE NORTH 89°40'21" EAST, 48.29 FEET; THENCE NORTH 00°37'11" WEST, 59.97 FEET; THENCE SOUTH 89°42'12" WEST, 35.00 FEET; THENCE NORTHERLY NORTH 00°34'59" WEST, 574.66 FEET; THENCE NORTH 89°40'45" EAST, 35.04 FEET; THENCE NORTH 00°37'01" WEST, 199.80 FEET; THENCE SOUTH 89°40'32" WEST, 75.00 FEET; THENCE NORTH 00°35'50" WEST, 575.26 FEET; THENCE NORTH 89°39'52" EAST, 479.05 FEET, TO A POINT OF INTERSECTION ON THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 03°39'59" EAST, ON THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, 2072.64 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING A TOTAL CALCULATED AREA OF 1,039,394 SQUARE FEET, OR 23.861 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON MARCH 5, 20019, I COMPLETED AN ACCURATE SURVEY (MADE UNDER MY SUPERVISION) OF "THE ORCHARD SUBDIVISION", IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT THE LOTS, BLOCKS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS AND OTHER GROUNDS AS CONTAINED IN SAID SUBDIVISION AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, ARE WELL AND ACCURATELY STAKED OFF AND MARKED; THAT IRON MARKERS WERE PLACED AT ALL CORNERS AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAYME M. MALONE, L.S. 440

DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WARD F. HOPPE, MEMBER OF THE ORCHARD, LLC, WILLIAM P. & JULANN K. ZILLER, AND ROGER STEELE, CITY OF GRAND ISLAND MAYOR, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAS CAUSED SOME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "THE ORCHARD SUBDIVISION", IN THE CITY OF GRAND ISLAND, HALL COUNTY NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATE THE STREETS AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER, AND THE EASEMENTS AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERE TO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THE PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

IN WITNESS WHEREOF, WE HAVE AFFIXED OUR SIGNATURES HERETO, AT GRAND ISLAND, NEBRASKA, THE ____ DAY OF _____, 2019.

WARD F. HOPPE, MEMBER OF THE ORCHARD, LLC

WILLIAM P. ZILLER (HUSBAND)

JULIANN K. ZILLER (WIFE)

ROGER STEELE, CITY OF GRAND ISLAND MAYOR

ACKNOWLEDEGEMENT

STATE OF NEBRASKA)
) SS
COUNTY OF HALL)

ON THE ____ DAY OF _____, 20__, BEFORE ME, _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED WARD F. HOPPE, MEMBER OF THE ORCHARD, LLC, TO ME PERSONALLY KNOW TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

(SEAL)

ACKNOWLEDEGEMENT

STATE OF NEBRASKA)
) SS
COUNTY OF HALL)

ON THE ____ DAY OF _____, 20__, BEFORE ME, _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED WILLIAM P. & JULANN K. ZILLER, HUSBAND AND WIFE, TO ME PERSONALLY KNOW TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS AND HER VOLUNTARY ACT AND DEED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

(SEAL)

ACKNOWLEDEGEMENT

STATE OF NEBRASKA)
) SS
COUNTY OF HALL)

ON THE ____ DAY OF _____, 20__, BEFORE ME, _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED ROGER STEELE, CITY OF GRAND ISLAND MAYOR, TO ME PERSONALLY KNOW TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

(SEAL)

APPROVALS

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND AND WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN

DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA
THIS ____ DAY OF _____, 20__.

MAYOR

CITY CLERK

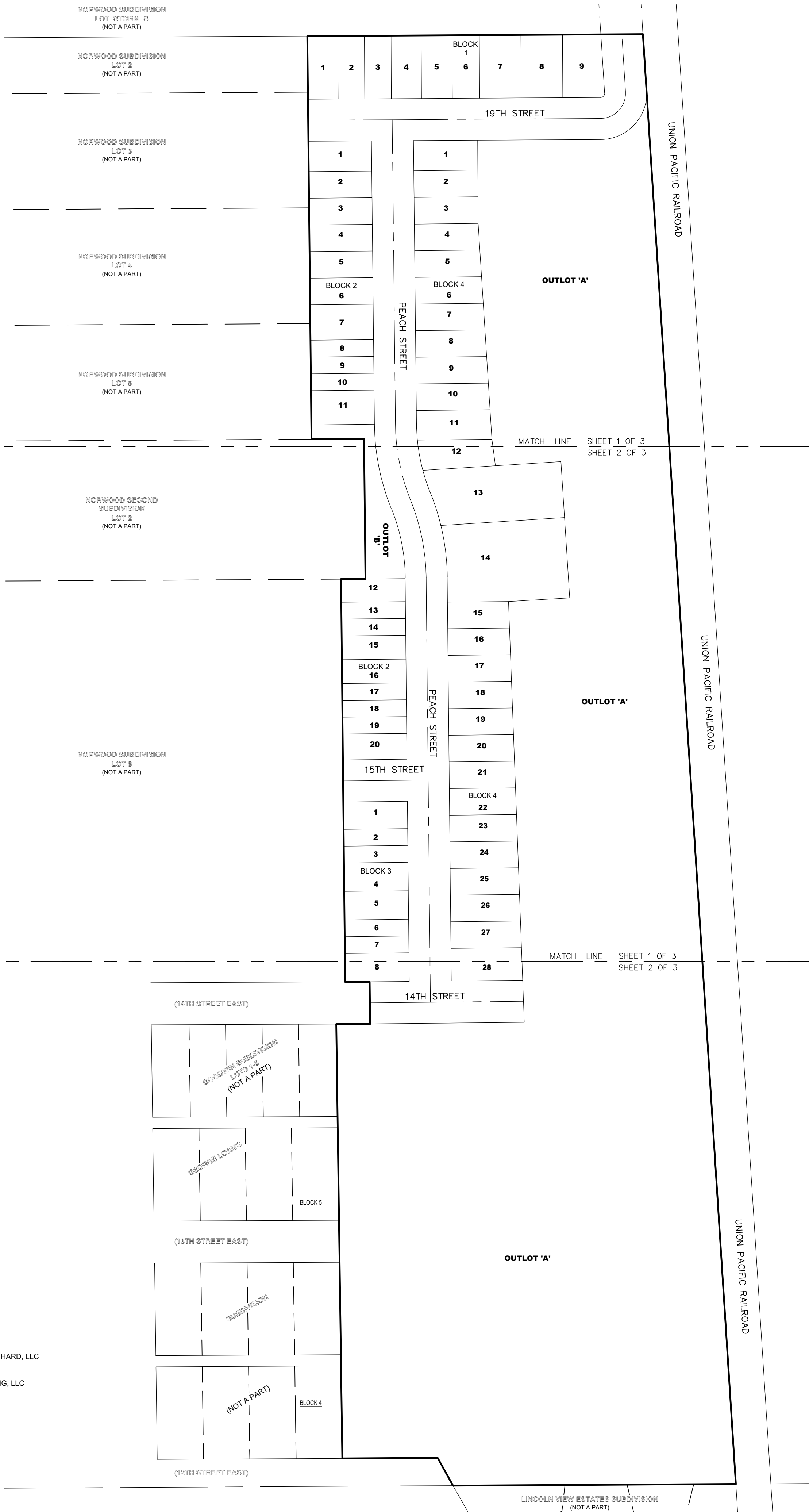
(SEAL)



THE ORCHARD SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT



SCALE: 1" = 100'



OWNERS: WARD F. HOPPE, MEMBER OF THE ORCHARD, LLC
WILLIAM P. & JULANN K. ZILLER
SUBDIVIDER: THE ORCHARD, LLC
SURVEYOR: JAYME M. MALONE, HUSKER SURVEYING, LLC
ENGINEER: DESIGN ASSOCIATES OF LINCOLN, INC.
NUMBER OF LOTS: 65



THE ORCHARD SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



SCALE: 1" = 40'

LASSONDE THIRD ADDITION
(NOT A PART)

Lot 14
Lassonde Third Add.
Dedicated R.O.W.

NORWOOD
SUBDIVISION
LOT STORM S
(NOT A PART)

Prt. of Lot Storm S
Dedicated R.O.W.

NORWOOD
SUBDIVISION
LOT 2
(NOT A PART)

NORWOOD
SUBDIVISION
LOT 3
(NOT A PART)

NORWOOD
SUBDIVISION
LOT 4
(NOT A PART)

NORWOOD
SUBDIVISION
LOT 5
(NOT A PART)

BLOCK 1

19TH STREET

UNION PACIFIC RAILROAD
(100' R.O.W.)

PEACH STREET

OUTLOT 'A'
652,748 s.f.
14.985 ac.

- = Cor. Fnd
- = Cor. Set #5
- Rebar w/cap #440
- (M) = Meas. Dist.
- (P) = Plat Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- c = Chord Dist.



HUSKER SURVEYING
4535 Normal Blvd, Ste #101
Lincoln, Ne 68506
(402)423-5202
(402)423-5211
www.huskersurveying.com

OWNERS: WARD F. HOPPE, MEMBER OF THE ORCHARD, LLC
WILLIAM P. & JULANN K. ZILLER
SUBDIVIDER: THE ORCHARD, LLC
SURVEYOR: JAYME M. MALONE, HUSKER SURVEYING, LLC
ENGINEER: DESIGN ASSOCIATES OF LINCOLN, INC.
NUMBER OF LOTS: 65

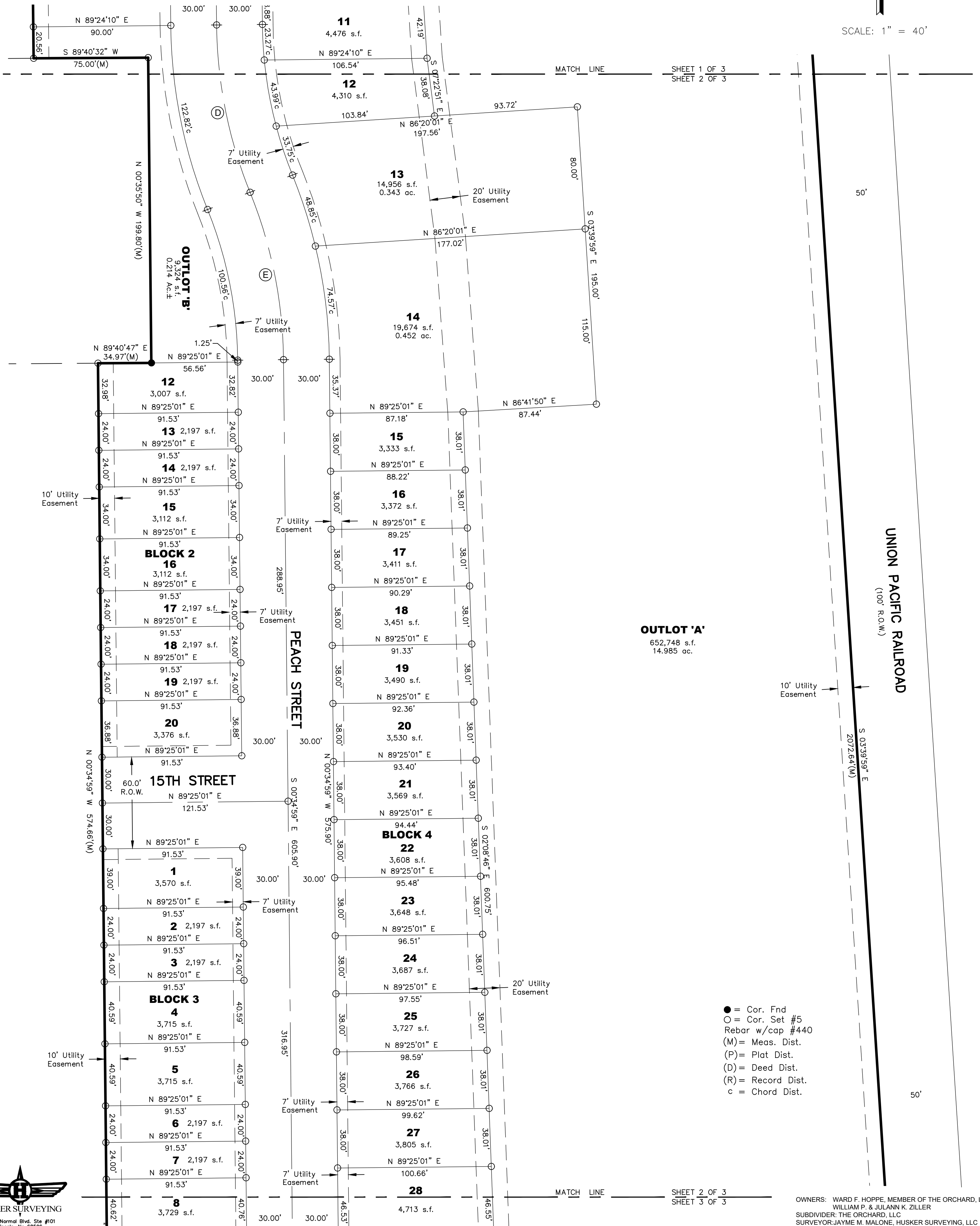
3 of 5

THE ORCHARD SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT



SCALE: 1" = 40'



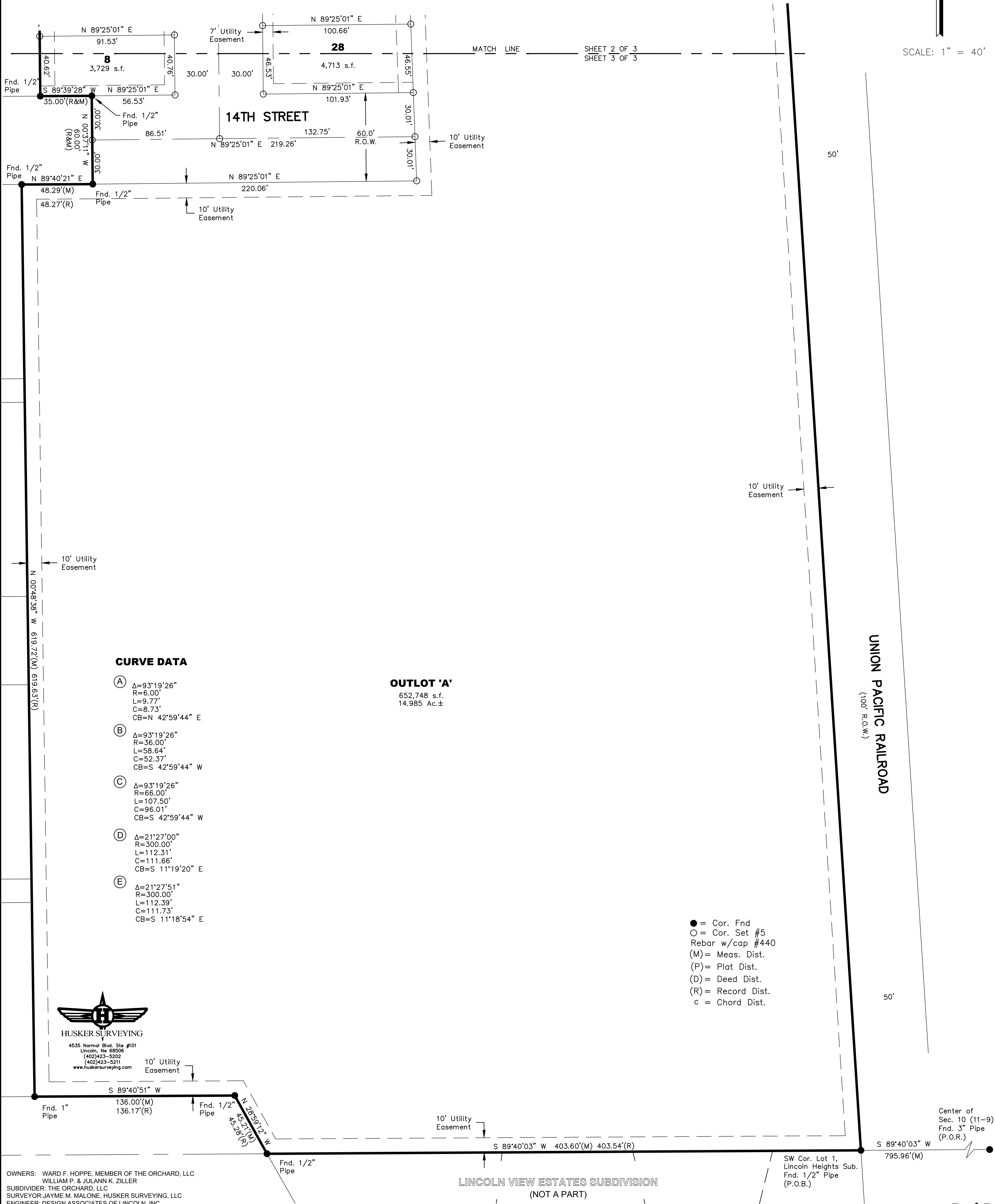
4535 Normal Blvd., Ste #101
Lincoln, NE 68506
(402) 423-5202
(402) 423-5211
www.huskersurveying.com

OWNERS: WARD F. HOPPE, MEMBER OF THE ORCHARD, LLC
WILLIAM P. & JULANN K. ZILLER
SUBDIVIDER: THE ORCHARD, LLC
SURVEYOR: JAYME M. MALONE, HUSKER SURVEYING, LLC
ENGINEER: DESIGN ASSOCIATES OF LINCOLN, INC.
NUMBER OF LOTS: 65

THE ORCHARD SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT



SCALE: 1" = 40'





Hall County Regional Planning Commission

**Wednesday, May 1, 2019
Regular Meeting**

Item J3

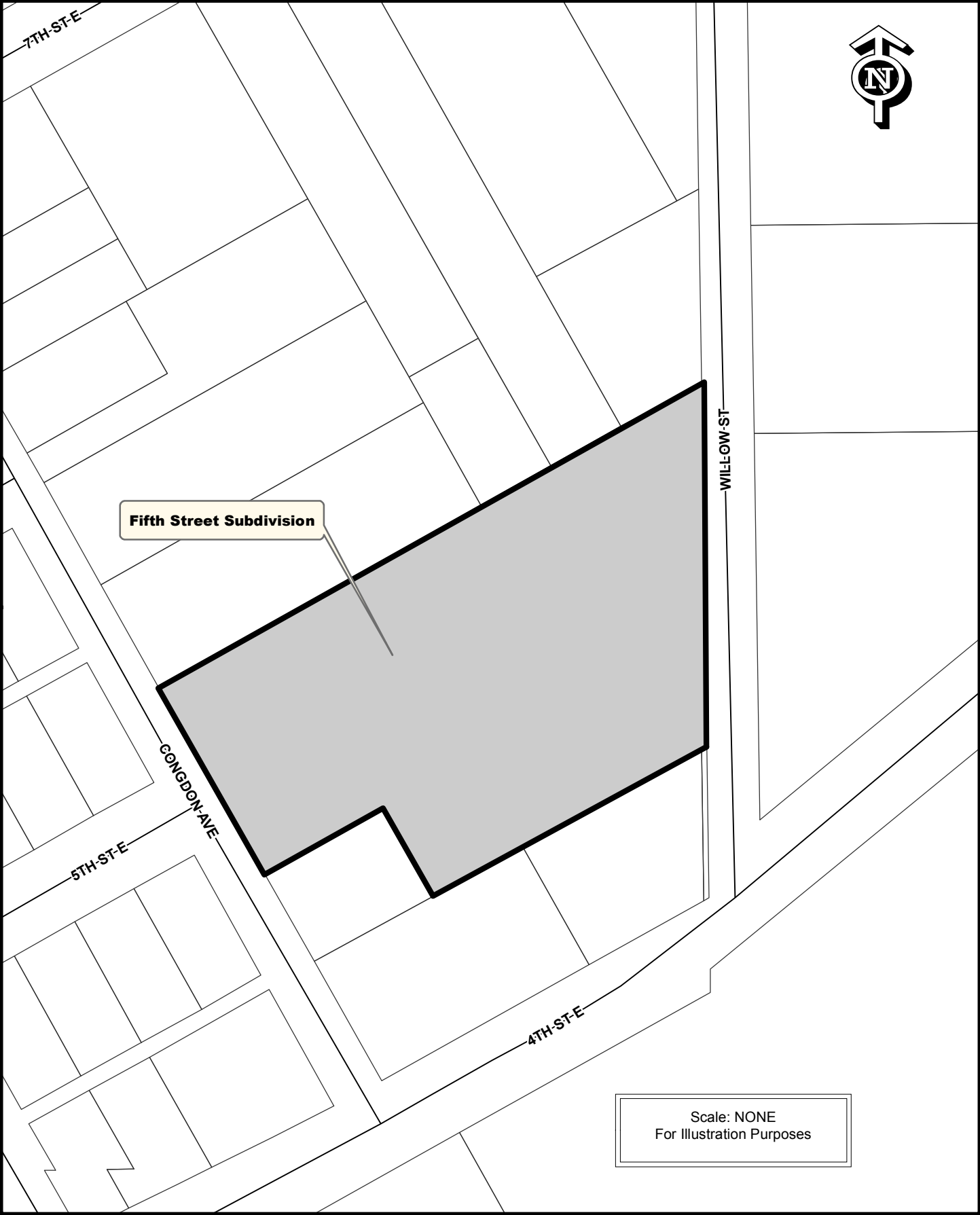
Preliminary and Final Plat - Starostka 5th Street Subdivision

Staff Contact:

PROPOSED AREA LOCATION MAP



PROPOSED AREA LOCATION MAP



Hall County Regional Planning Commission

SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Starostka Group Unlimited, Inc.

Address 429 Industrial Lane

City Grand Island , State NE Zip 68803

Phone (308) 385-0636

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: 
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson, Inc

Address 201 East Second Street

City Grand Island State NE Zip 68802

Phone (308) 384-8750

Surveyor/Engineer Name Jai Jason Andrist License Number LS-630

SUBDIVISION NAME: Fifth Street Subdivision

Please check the appropriate location

- ☒ X Grand Island City Limits
☐ 2 Mile Grand Island Jurisdiction
☐ Hall County
☐ City of Wood River or 1 Mile Jurisdiction
☐ Alda or 1 Mile Jurisdiction
☐ Cairo or 1 Mile Jurisdiction
☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☒ X Preliminary Plat
☒ X Final Plat
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 20 (preliminary) 20 (final)

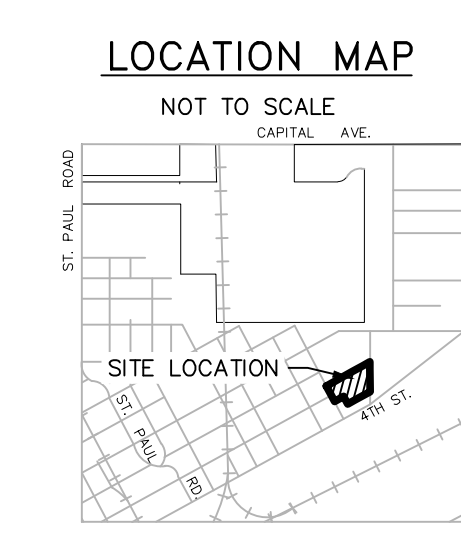
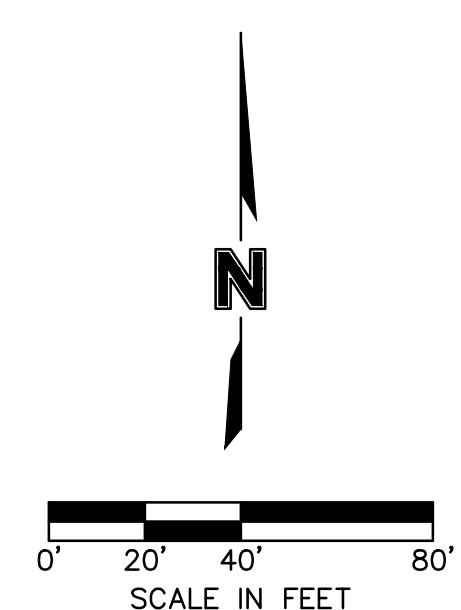
Number of Acres 3.3 (preliminary) 3.3 (final)

Checklist of things Planning Commission Needs

- ☒ X 22 copies if in City limits or the two mile jurisdiction of Grand Island
☐ 12 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
☐ 5 copies if Administrative Plat
☐ Closure Sheet
☐ Utilities Sheet
☒ X Receipt for Subdivision Application Fees in the amount of \$1,320.00

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FIFTH STREET SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT



| LEGEND | |
|--------|------------------------------------|
| ● | SET CORNER (5/8"x24" REBAR W/CAP) |
| ○ | FOUND CORNER (AS NOTED) |
| --- | ROW LINE |
| - - - | PROPERTY LINE |
| --- | NEW SUBDIVISION LINE |
| M | MEASURED DISTANCE |
| D | DEEDED DISTANCE |
| P | PLATTED DISTANCE LAMBERT'S SUB |
| P1 | PLATTED DISTANCE LAMBERT'S 4TH SUB |
| P2 | PLATTED DISTANCE LAMBERT'S 6TH SUB |

OWNERS: L & P INVESTMENTS, LLC, A NEBRASKA CORPORATION
SUBDIVIDER: L & P INVESTMENTS, LLC, A NEBRASKA CORPORATION
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 20

DWG: F:\2019\0501-1000\019-0772\40-Design\Survey\SRVY_Sheets\0190772.dwg
DATE: Apr 15, 2019 6:29pm
USER: jjimenez
PBASE_190772
XREFS: V_XRWAY_0190772

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2019-0772
STAROSTKA
5TH STREET SURVEY
FB GI 2019-1



Hall County Regional Planning Commission

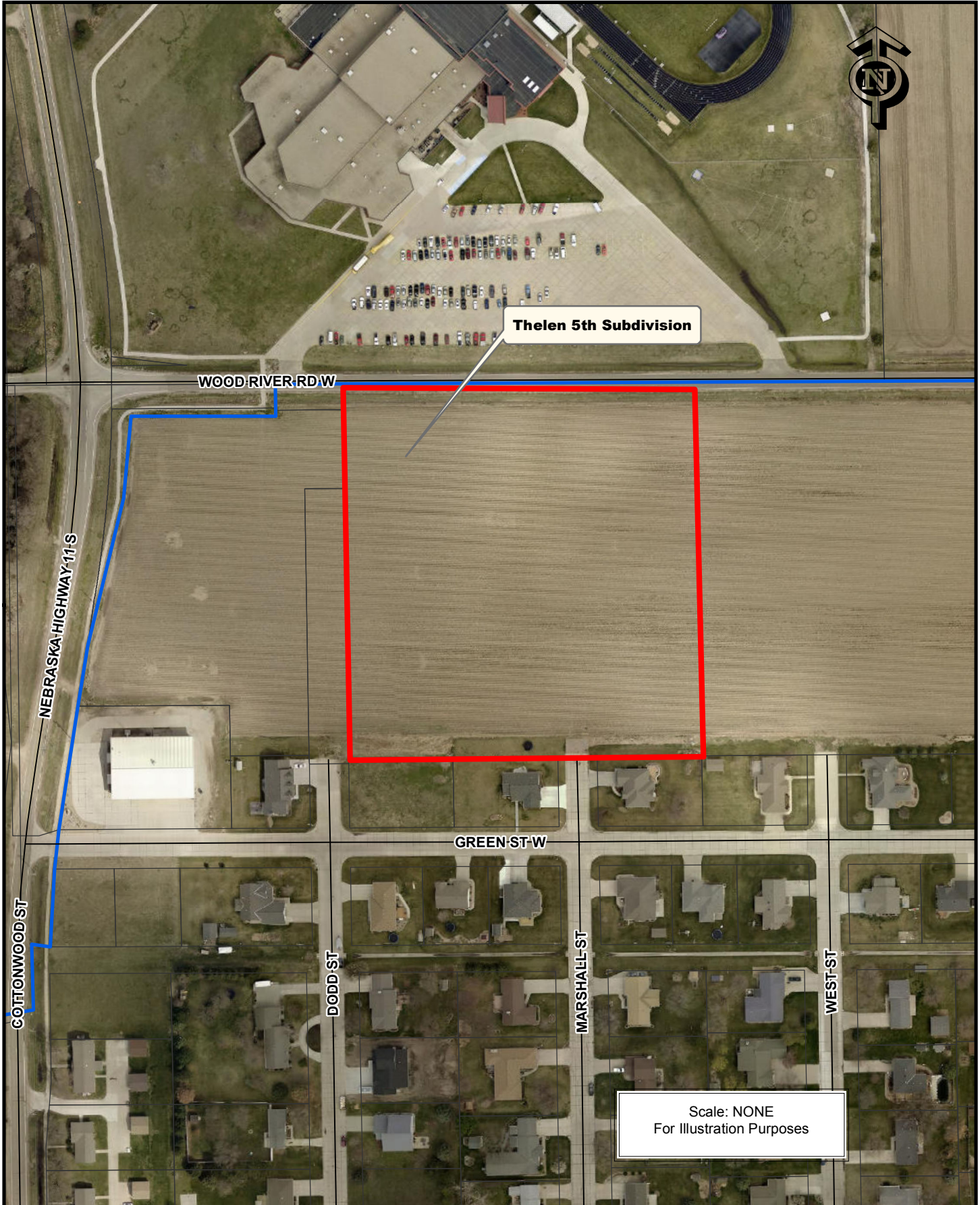
**Wednesday, May 1, 2019
Regular Meeting**

Item J4

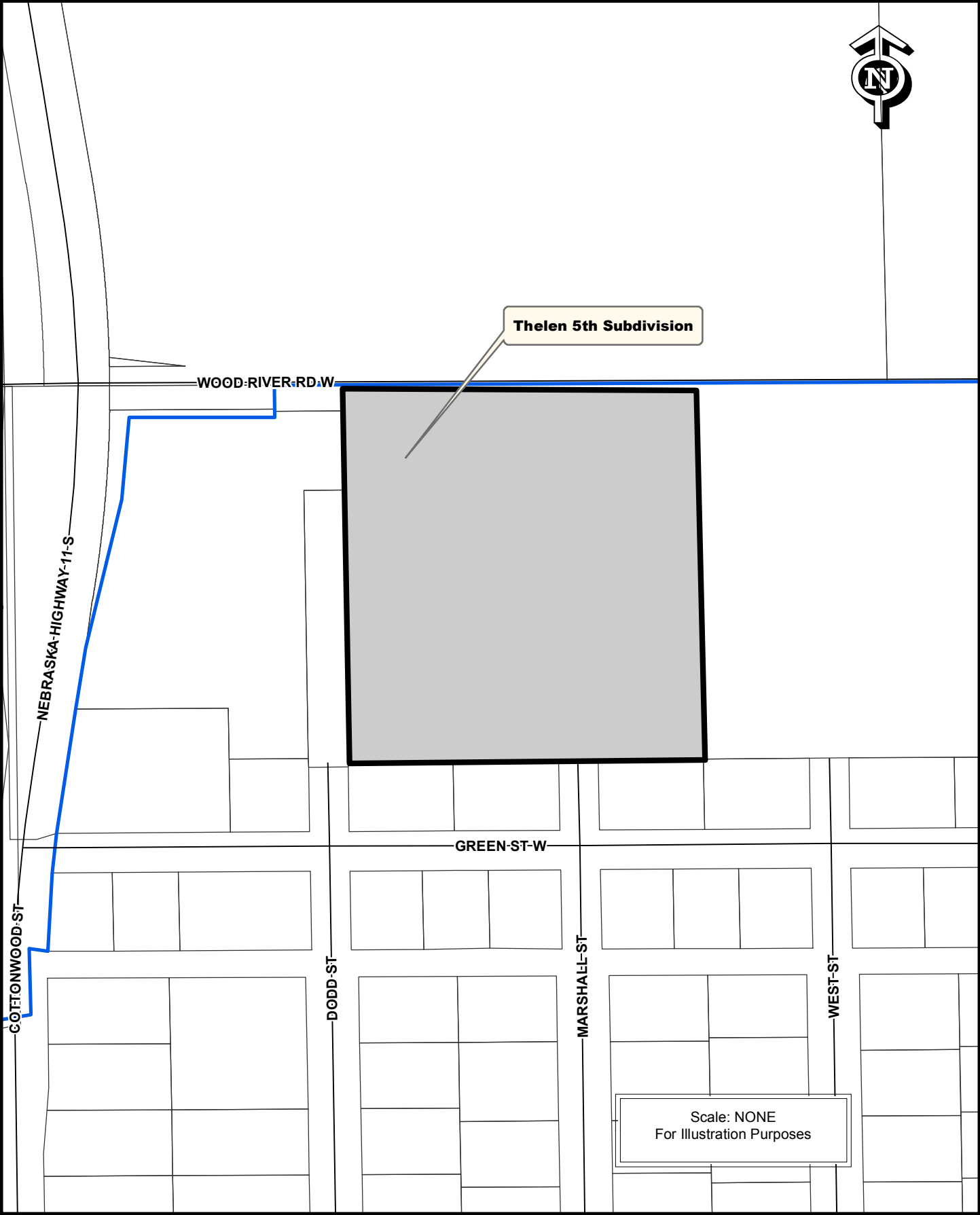
Thelen 5th Subdivision

Staff Contact:

PROPOSED AREA LOCATION MAP



PROPOSED AREA LOCATION MAP



Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Thelen Grain Company
Address P.O. Box 7
City Wood River, State NE Zip 68883
Phone 308-308-1518

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: 
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson
Address 201 East 2nd Street
City Grand Island, State NE Zip 68801
Phone 308-384-8750
Surveyor/Engineer Name Jai Andrist License Number LS 630

SUBDIVISION NAME: Thelen Subdivision, Fifth Addition

Please check the appropriate location

☒ Grand Island City Limits
☐ 2 Mile Grand Island Jurisdiction
☐ Hall County
☐ City of Wood River or 1 Mile Jurisdiction
☐ Alda or 1 Mile Jurisdiction
☐ Cairo or 1 Mile Jurisdiction
☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

☐ Preliminary Plat
☒ Final Plat
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 14 Lots

Number of Acres 1.667 acres

Checklist of things Planning Commission Needs

☒ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
☐ 5 copies if Administrative Plat
☒ Closure Sheet
☐ Utilities Sheet
☒ Receipt for Subdivision Application Fees in the amount of \$ 560.00

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FEE SCHEDULE ON REVERSE SIDE

THELEN FIFTH SUBDIVISION
AN ADDITION TO THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19-T10N-R11W; THENCE ON AN ASSUMED BEARING OF N89°43'04"E, ALONG THE NORTH LINE OF THE NW 1/4, A DISTANCE OF 511.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°43'04"E, ALONG SAID NORTH LINE, A DISTANCE OF 556.56 FEET; THENCE S01°00'50"E A DISTANCE OF 160.00 FEET; THENCE S14°32'49"W A DISTANCE OF 62.07 FEET; THENCE S00°57'48"E A DISTANCE OF 347.01 FEET TO THE NORTHEAST CORNER OF LOT 4, THELEN SUBDIVISION, FIRST ADDITION; THENCE S89°40'14"W, ALONG THE NORTH LINE OF SAID THELEN SUBDIVISION, FIRST ADDITION, A DISTANCE OF 159.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 AND ALSO BEING ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF MARSHALL STREET; THENCE S89°47'27"W, ALONG SAID NORTH LINE, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 3, SAID THELEN SUBDIVISION, FIRST ADDITION AND ALSO BEING ON THE WEST R.O.W. LINE OF SAID MARSHALL STREET; THENCE S89°42'42"W, ALONG SAID NORTH LINE OF THELEN SUBDIVISION, FIRST ADDITION, A DISTANCE OF 320.41 FEET TO THE NORTHWEST CORNER OF LOT 2, SAID THELEN SUBDIVISION, FIRST ADDITION AND ALSO BEING ON THE EAST R.O.W. LINE OF DODD STREET; THENCE N00°58'48"W, ALONG SAID EAST R.O.W. LINE, A DISTANCE OF 567.10 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 309,356.30 SQUARE FEET OR 7.102 ACRES MORE OR LESS OF WHICH 1.667 ACRES ARE DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THELEN GRAIN COMPANY, A NEBRASKA CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**THELEN FIFTH SUBDIVISION**" A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2019.

CHRISTOPHER J. THELEN, VICE PRESIDENT & SECRETARY
THELEN GRAIN COMPANY, A NEBRASKA CORPORATION

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2019, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED CHRISTOPHER J. THELEN, VICE PRESIDENT & SECRETARY, THELEN GRAIN COMPANY, A NEBRASKA CORPORATION, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON

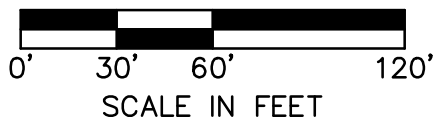
DATE

APPROVED AND ACCEPTED BY THE CITY OF WOOD RIVER, NEBRASKA

THIS ____ DAY OF _____, 2019.

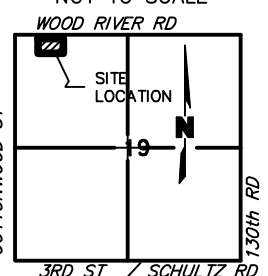
MAYOR

CITY CLERK



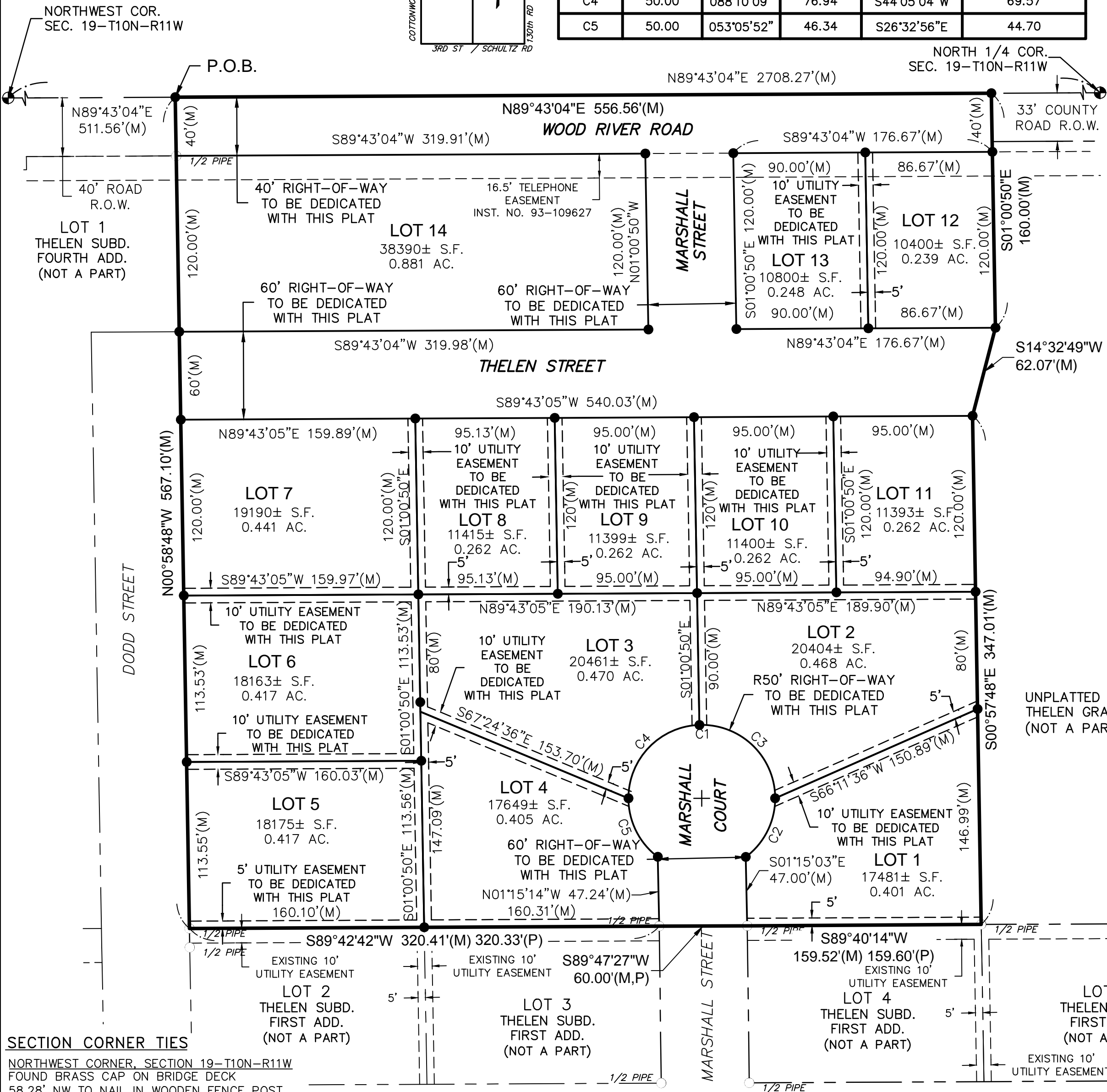
LOCATION MAP

SEC. 19, T10N, R11W
NOT TO SCALE



| CURVE TABLE | | | | | |
|-------------|-------------|------------|-------------|---------------|-------------------|
| CURVE ID | RADIUS (FT) | DELTA | LENGTH (FT) | CHORD BEARING | CHORD LENGTH (FT) |
| C1 | 50.00 | 286°14'46" | 249.80 | S89°58'29"E | 60.01 |
| C2 | 50.00 | 053°08'54" | 46.38 | N26°34'27"E | 44.74 |
| C3 | 50.00 | 091°49'51" | 80.14 | N45°54'56"W | 71.83 |
| C4 | 50.00 | 088°10'09" | 76.94 | S44°05'04"W | 69.57 |
| C5 | 50.00 | 053°05'52" | 46.34 | S26°32'56"E | 44.70 |

NORTH 1/4 COR.
SEC. 19-T10N-R11W



SECTION CORNER TIES

NORTHWEST CORNER, SECTION 19-T10N-R11W
FOUND BRASS CAP ON BRIDGE DECK
58.28' NW TO NAIL IN WOODEN FENCE POST
62.63' SW TO NAIL IN TOP FENCE POST
165.84' ENE TO NAIL IN LIGHT POLE/POWER POLE

NORTH 1/4 CORNER SECTION 19-T10N-R11W
FOUND ALUMINUM CAP
48.03' NW TO NAIL IN LIGHT POLE/POWER POLE
47.67' SE TO NAIL IN TELEPHONE MARKER POST
63.82' SSW TO NAIL IN POWER POLE

olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2018-2347
THELEN GRAIN
SURVEY
FB

OWNERS: THELEN GRAIN CO.
SUBDIVIDER: THELEN GRAIN CO.
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 14

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- PROPERTY LINE
- NEW PROPERTY LINE
- SUBDIVISION BOUNDARY LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE THELEN SUB 1ST ADD



Hall County Regional Planning Commission

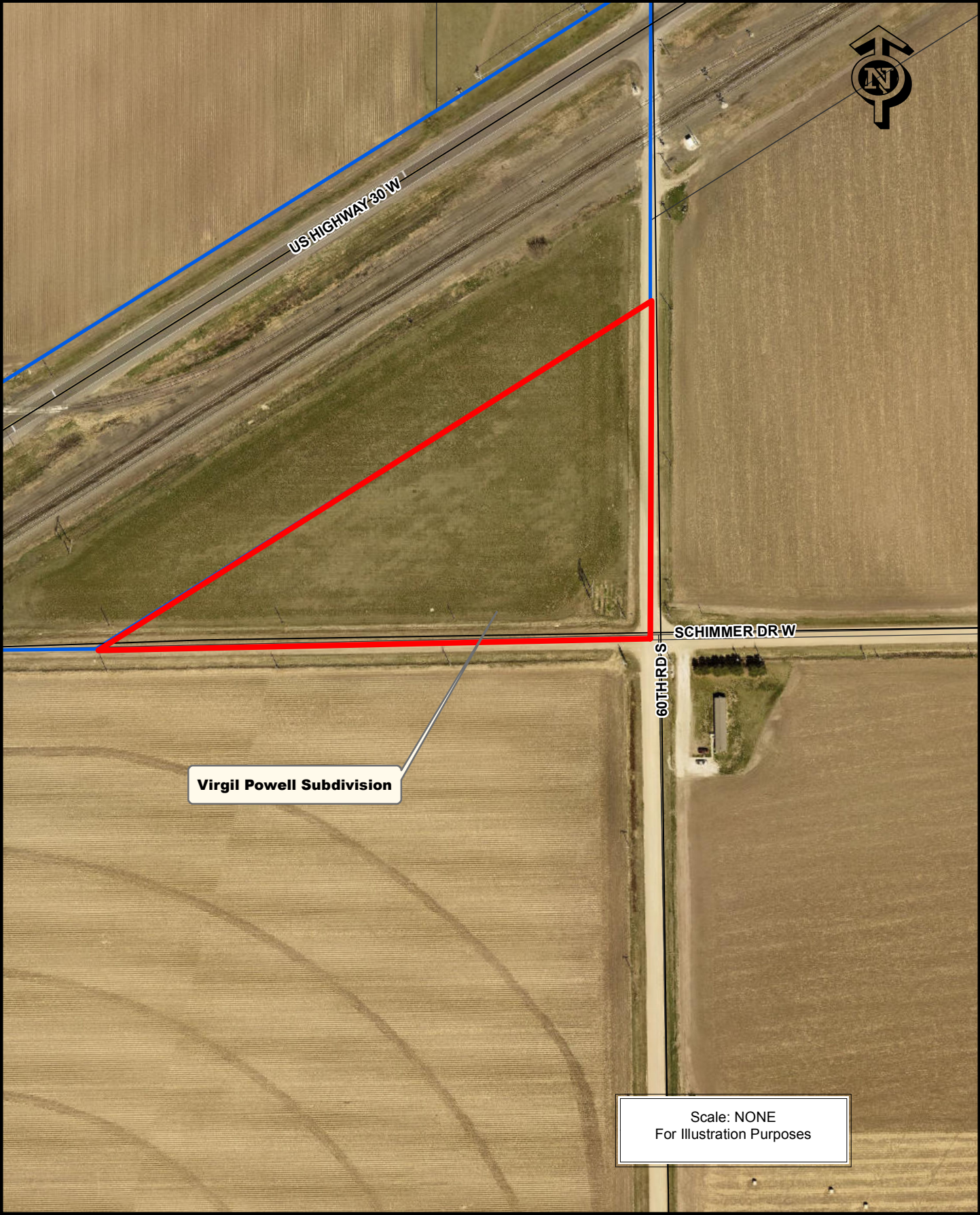
**Wednesday, May 1, 2019
Regular Meeting**

Item J5

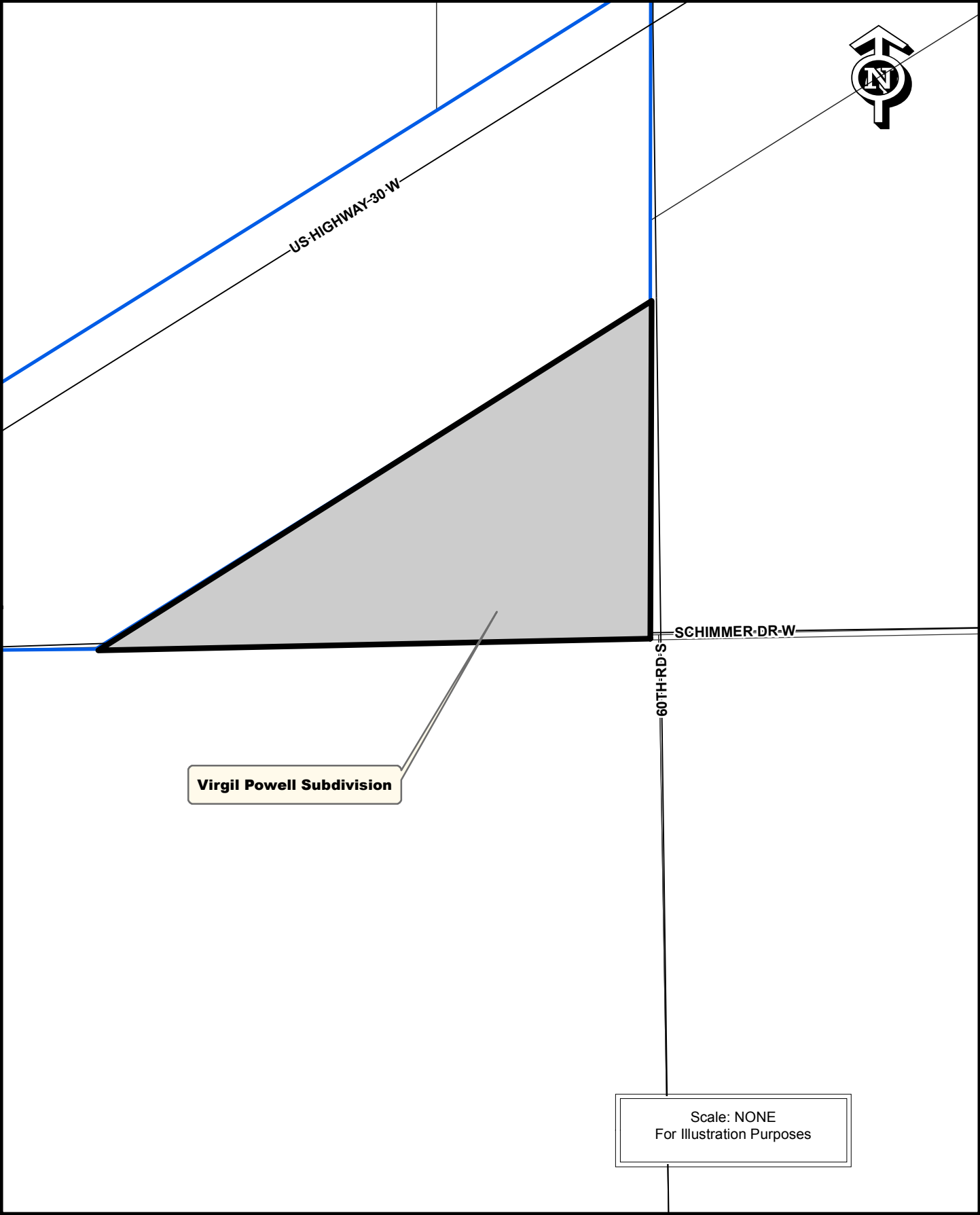
Final Plat - Virgil Powell Subdivision

Staff Contact:

**PROPOSED AREA
LOCATION MAP**



PROPOSED AREA LOCATION MAP



Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Virgil H. Powell
Address 5368 W. Schumacher Dr.
City Grand Island, State NE Zip 68803
Phone 308-380-4965

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: Virgil H. Powell
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Stevens Surveying
Address 1604 RAINBOW RD
City GRAND ISLAND, State NE Zip 68801
Phone 308-379-0464
Surveyor/Engineer Name KELLY STEVENS License Number 690

SUBDIVISION NAME: Virgil Powell Subdivision

Please check the appropriate location

- ☐ Grand Island City Limits
- ☐ 2 Mile Grand Island Jurisdiction
- ☐ Hall County
- ☐ City of Wood River or 1 Mile Jurisdiction
- ☒ Alda or 1 Mile Jurisdiction
- ☐ Cairo or 1 Mile Jurisdiction
- ☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat
- ☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 1

Number of Acres 4.51

Checklist of things Planning Commission Needs

- ☐ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
- ☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☐ 5 copies if Administrative Plat
- ☐ Closure Sheet
- ☐ Utilities Sheet
- ☐ Receipt for Subdivision Application Fees in the amount of \$ 430

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FEE SCHEDULE ON REVERSE SIDE

PART OF THE E1/2, SE 1/4 OF SECTION 32, T11N, R10W HALL COUNTY, NEBRASKA

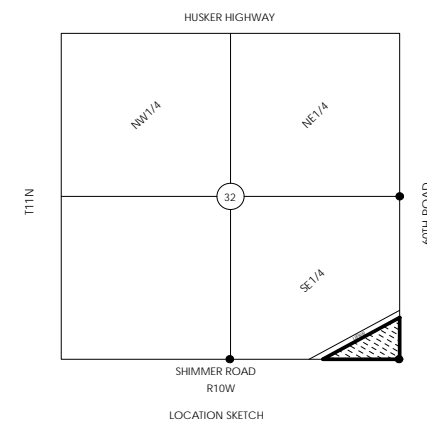
CORNER TIES FOR SECTION 32, T11N, R10W
HALL COUNTY, NEBRASKA

NE CORNER SE1/4, FOUND 1" IRON PIPE
32.40' E TO NAIL IN POWER POLE
33.80' W TO NAIL IN FENCE POST
70.63' NE TO #5 REBAR
43.68' SE TO #5 REBAR

SE CORNER SE1/4, FOUND BLM CAP
45.75' NW TO NAIL IN POWER POLE
46.45' SW TO REBAR IN RM
47.50' SE TO NAIL IN POWER POLE
45.77' NE TO NAIL IN POWER POLE

SW CORNER SE1/4, FOUND 1" IRON PIPE
32.99' N TO FRONT FACE OF RM
40.42' SW TO NAIL IN LIGHT POLE
74.31' NE TO SW CORNER OF CONCRETE WELL PAD
46.77' NW TO #5 REBAR

LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE
O = #5 REBAR PLACED w/ PLASTIC CAP
● = CORNER FOUND 3/4" PIPE UNLESS NOTED



KNOWN ALL MEN BY THESE PRESENTS, that Virgil H. Powell, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "VIRGIL POWELL SUBDIVISION", an addition to the Village of Alda, Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate street right of way as shown thereon to the public for their use forever, and the easements, if any, as shown thereon with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consents and in accordance with the desires of the undersigned owner and proprietor.

Virgil H. Powell

State Of Nebraska
County Of Hall SS

On the _____ day of _____, 2019, before me _____ a Notary Public within and for said County, came Virgil H. Powell to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution hereof to be his voluntary act and deed. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the last date above written.

Notary Public

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman _____ Date _____

A tract of land comprising a part of the E1/2, SE1/4 Section 32, T11N, R10W, Hall County, Nebraska
More particularly described as follows:

Beginning at the southeast corner of said E1/2, SE1/4; thence N 01° 07' 21" E on and upon the east line of said E1/2, SE1/4 a distance of 489.74 feet to a point; thence S 58° 57' 58" W and parallel with the centerline of the Union Pacific Railroad main track a distance of 947.69 feet to a point on the south line of said E1/2, SE1/4; thence S 89° 55' 25" E on and upon the south line of said E1/2, SE1/4 a distance of 802.45 feet to the point of beginning. Said tract contains 4.510 acres more or less of which 0.528 acres more or less are County Road right-of-way.

I hereby certify that on March 30, 2019, I completed an accurate survey of 'VIRGIL POWELL SUBDIVISION' an addition the the Village of Alda, Nebraska, Hall County, Nebraska as shown on the accompanying plat; that iron markers were placed at all corners, that all dimensions of the subdivision are shown on the plat; that all dimensions are in feet and accurate to the best of my knowledge and belief; and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Kelly Stevens R.L.S. 690

SURVEY REQUESTED BY VIRGIL H. POWELL.

STEVENS LAND SURVEYING LLC - 1604 RAINBOW ROAD, GRAND ISLAND, NE 68801 - 308-379-0464 - E-MAIL kstevens690@gmail.com

| TRUSTEES' NUMBER OF VOTING RIGHTS | 2012/2013 | 2013/2014 | 2014/2015 | 2015/2016 |
|-----------------------------------|-----------|-----------|-----------|-----------|
| 1 | 1 | 1 | 1 | 1 |
| 2 | 1 | 1 | 1 | 1 |
| 3 | 1 | 1 | 1 | 1 |
| 4 | 1 | 1 | 1 | 1 |
| 5 | 1 | 1 | 1 | 1 |
| 6 | 1 | 1 | 1 | 1 |
| 7 | 1 | 1 | 1 | 1 |
| 8 | 1 | 1 | 1 | 1 |
| 9 | 1 | 1 | 1 | 1 |
| 10 | 1 | 1 | 1 | 1 |
| 11 | 1 | 1 | 1 | 1 |
| 12 | 1 | 1 | 1 | 1 |
| 13 | 1 | 1 | 1 | 1 |
| 14 | 1 | 1 | 1 | 1 |
| 15 | 1 | 1 | 1 | 1 |
| 16 | 1 | 1 | 1 | 1 |
| 17 | 1 | 1 | 1 | 1 |
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| 88 | 1 | 1 | 1 | 1 |
| 89 | 1 | 1 | 1 | 1 |
| 90 | 1 | 1 | 1 | 1 |
| 91 | 1 | 1 | 1 | 1 |
| 92 | 1 | 1 | 1 | 1 |
| 93 | 1 | 1 | 1 | 1 |
| 9 | | | | |



Hall County Regional Planning Commission

**Wednesday, May 1, 2019
Regular Meeting**

Item J6

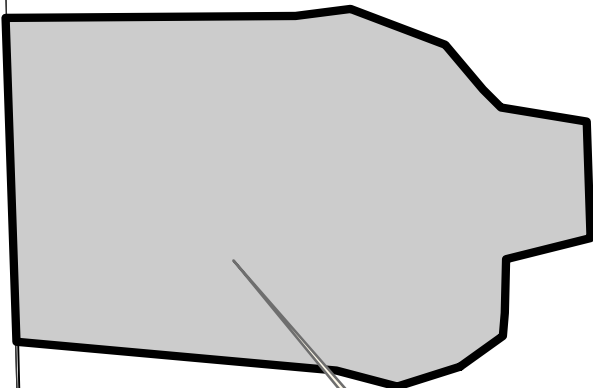
Final Plat - JRMorton Farm Subdivision

Staff Contact:

**PROPOSED AREA
LOCATION MAP**



**PROPOSED AREA
LOCATION MAP**



JRMorton Farms Subdivision

STUHR RD S

SCHULTZ RD E

Scale: NONE
For Illustration Purposes

Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name JRMorton Farms LLC
Address 5626 Red Fern
City Littleton, State CO Zip 80125
Phone PHONE# 303-514-0973

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: 
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson
Address 201 E. 2nd Street
City Grand Island, State NE Zip 68801
Phone (308) 384-8750
Surveyor/Engineer Name Jesse E. Hurt License Number LS-674

SUBDIVISION NAME: JRMORTON FARMS SUBDIVISION

Please check the appropriate location

- ☐ Grand Island City Limits
- ☐ 2 Mile Grand Island Jurisdiction
- ☒ Hall County
- ☐ City of Wood River or 1 Mile Jurisdiction
- ☐ Alda or 1 Mile Jurisdiction
- ☐ Cairo or 1 Mile Jurisdiction
- ☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat
- ☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 1

Number of Acres 3.541

Checklist of things Planning Commission Needs

- ☐ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
- ☒ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☐ 5 copies if Administrative Plat
- ☒ Closure Sheet
- ☐ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ 430.00

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FEE SCHEDULE ON REVERSE SIDE

JRMORTON FARMS SUBDIVISION
HALL COUNTY, NEBRASKA
FINAL PLAT

SECTION TIES

WEST 1/4 CORNER, SEC. 23-T10N-R9W
FOUND 3" ALUMINUM CAP, 0.7' BELOW GRADE
N 0.58' TO RED HEAD NAIL IN SOUTH FACE OF BRACE POST
W 33.01' TO CENTER OF CONCRETE WITNESS POST
W 32.04' TO DUPLEX NAIL w/SHINER IN POWER POLE
E 33.44' TO PK NAIL IN WEST FACE OF BRACE POST
SOUTHWEST CORNER, SEC. 23-T10N-R9W
FOUND 3" ALUMINUM CAP, 1.2' BELOW GRADE
S 1' TO CENTERLINE OF SCHULTZ ROAD
W 2' TO CENTERLINE OF STUHR ROAD
SW 50.75' TO RED HEAD NAIL IN SE FACE OF GUY POLE
SW 49.28' TO ALUMINUM CAP CITY OF GRAND ISLAND BMK 508
NW 48.46' TO DUPLEX NAIL w/SHINER IN SE FACE OF POWER POLE
NW 46.33' TO REBAR IN TOP OF CENTER OF CONCRETE WITNESS POST

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W 1/2 SW 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W 1/4) CORNER; THENCE ON AN ASSUMED BEARING OF S01°30'37"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 1388.03 FEET TO THE POINT OF BEGINNING; THENCE N89°21'17"E A DISTANCE OF 353.98 FEET; THENCE S78°19'33"E A DISTANCE OF 56.50 FEET; THENCE S50°41'46"E A DISTANCE OF 88.06 FEET; THENCE S65°48'30"E A DISTANCE OF 83.34 FEET; THENCE S01°31'04"E A DISTANCE OF 89.21 FEET; THENCE S80°27'17"W A DISTANCE OF 70.19 FEET; THENCE S18°32'25"W A DISTANCE OF 119.88 FEET; THENCE S72°30'53"W A DISTANCE OF 75.28 FEET; THENCE N80°53'37"W A DISTANCE OF 119.46 FEET; THENCE N85°37'20"W A DISTANCE OF 251.63 FEET TO A POINT ON SAID WEST LINE OF THE SW 1/4; THENCE N01°30'37"W, ALONG SAID WEST LINE, A DISTANCE OF 296.46 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 154263.53 SQUARE FEET OR 3.541 ACRES MORE OR LESS OF WHICH 0.274 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W 1/2 SW 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT JRMORTON FARMS L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "JRMORTON FARMS SUBDIVISION" OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W 1/2 SW 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2019.

JAMES ROBERT MORTON, MANAGER
JRMORTON FARMS L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2019, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JAMES ROBERT MORTON, MANAGER, JRMORTON FARMS L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON DATE

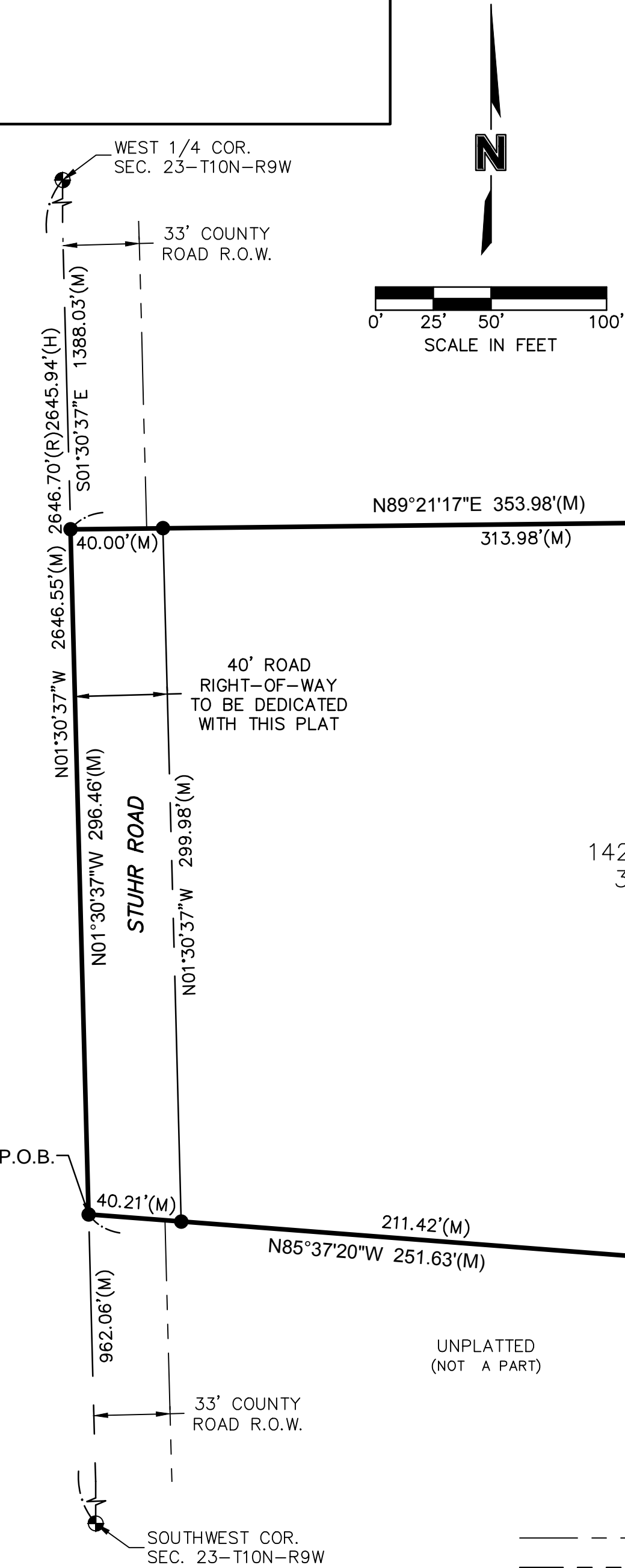
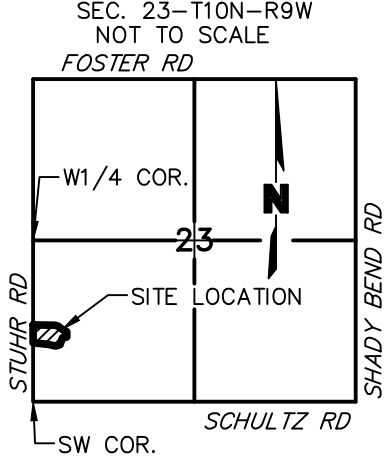
APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS
THIS ____ DAY OF _____, 2019

CHAIRPERSON COUNTY CLERK

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- COUNTY ROAD ROW LINE
- NEW ROW LINE
- SECTION LINE
- SUBDIVISION LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE RUDD 1936
- H RECORDED DISTANCE A.V. HIATT 1961

LOCATION MAP



olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2019-0878
JRMORTON SURVEY
FB HALL CO 5

DWG: F:\2019\0501-1000\019-0878\40-Design\Survey\SRVY\Sheets\V_FPT_0190878.dwg
DATE: Apr 10, 2019 9:52pm
XREFS: V_XRWAY_0190878 V_XTOPO_0190878
USER: jjimenez



Hall County Regional Planning Commission

**Wednesday, May 1, 2019
Regular Meeting**

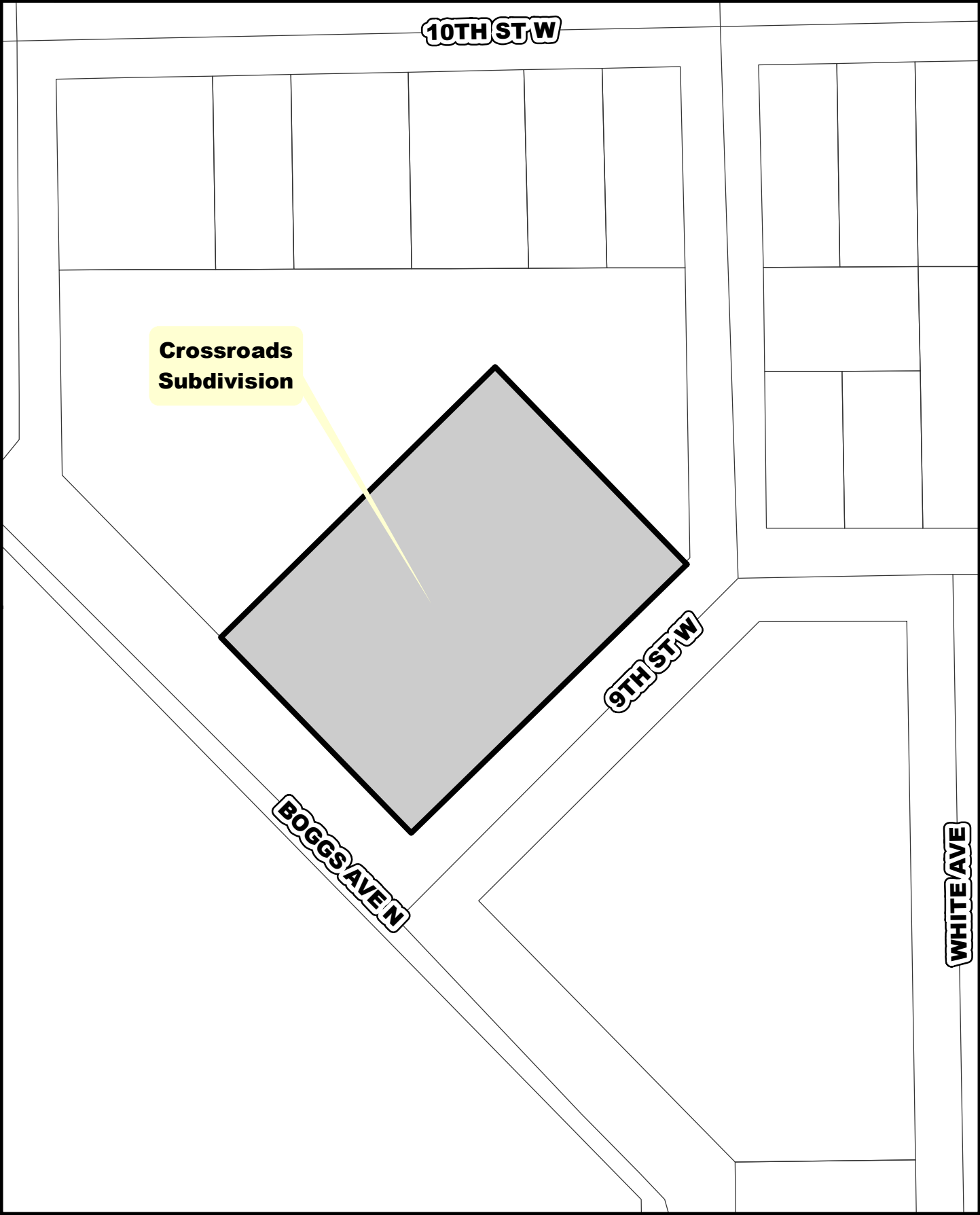
Item J7

Final Plat - Crossroads Subdivision

Staff Contact:



**PROPOSED AREA
LOCATION MAP**



Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name RAYMOND O'DONNOR
Address 411 FLEETWOOD RD.
City GRAND ISLAND, State NE Zip 68803-3114
Phone 308-381-2497 (OFFICE)

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: 
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying LLC
Address 410 S. Webb Rd. Suite 4B
City Grand Island, State NE Zip 68803
Phone 308-675-4141
Surveyor/Engineer Name Brent D. Cyboron License Number 727

SUBDIVISION NAME: CROSSROADS SUBDIVISION

Please check the appropriate location

- ☒ Grand Island City Limits
☐ 2 Mile Grand Island Jurisdiction
☐ Hall County
☐ City of Wood River or 1 Mile Jurisdiction
☐ Alda or 1 Mile Jurisdiction
☐ Cairo or 1 Mile Jurisdiction
☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
☒ Final Plat
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 2

Number of Acres 0.992 Acres

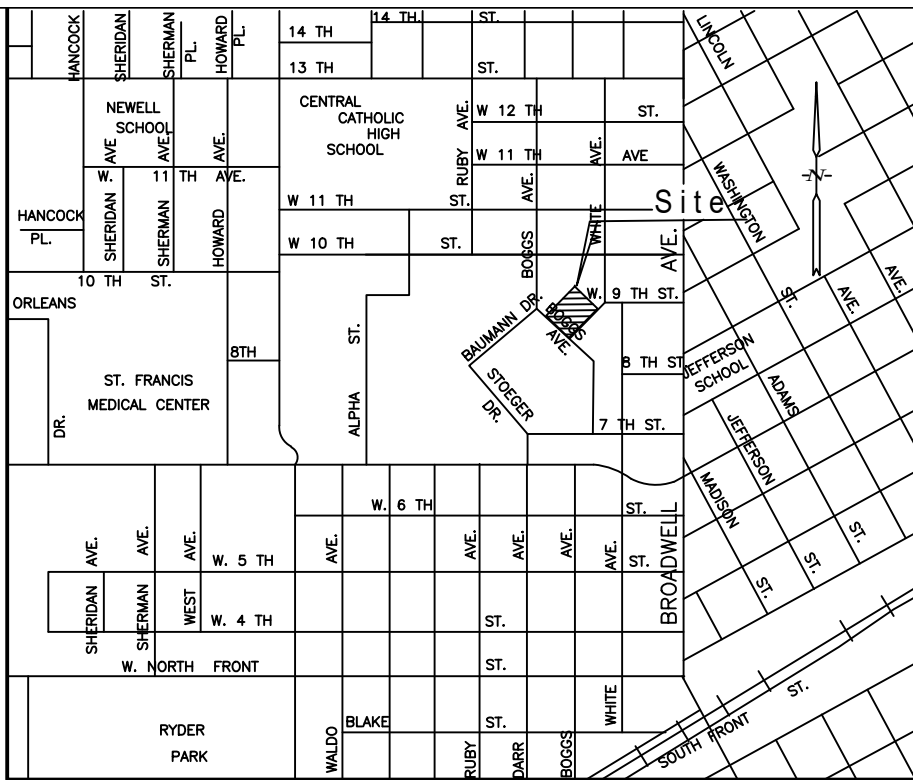
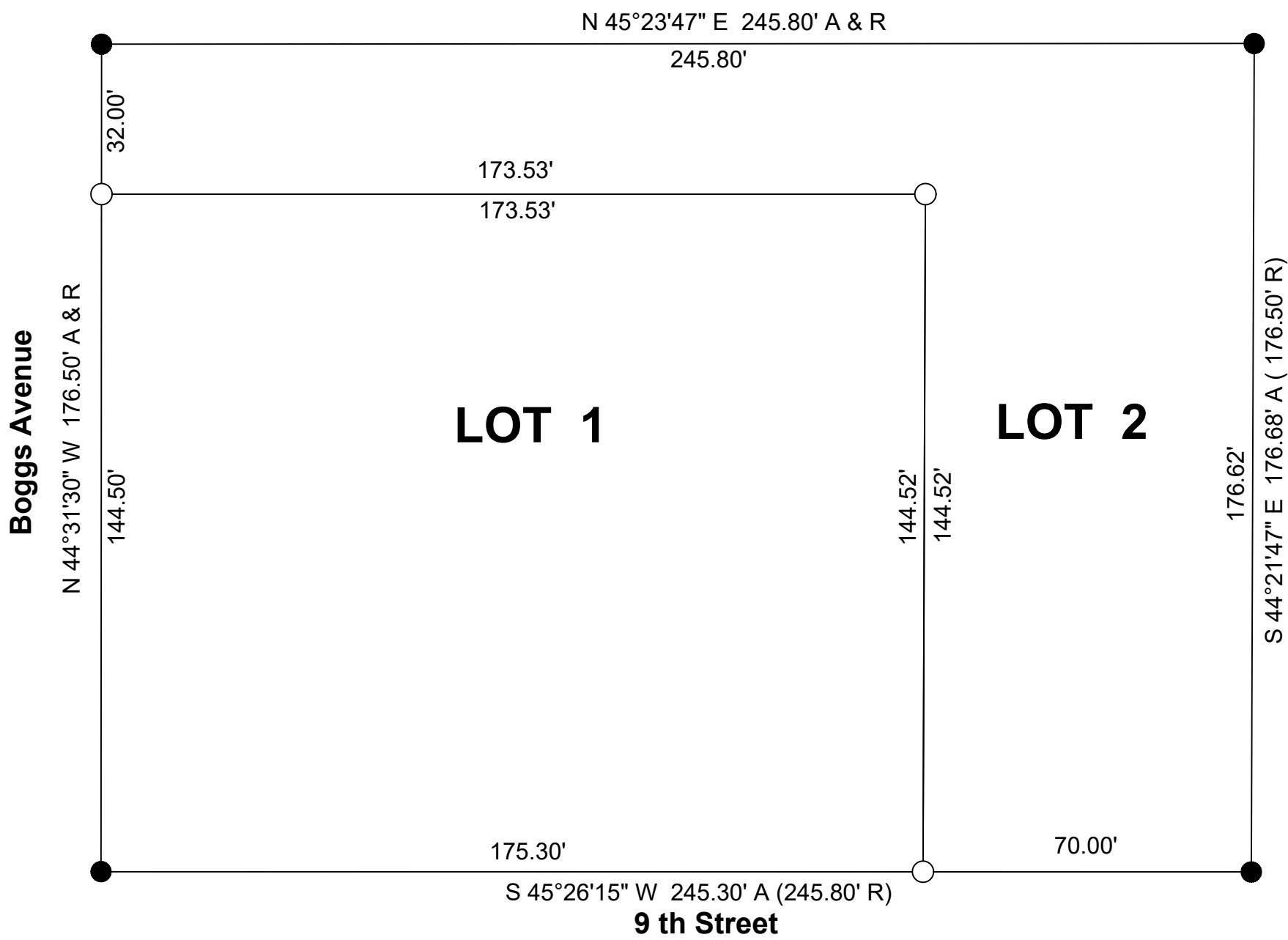
Checklist of things Planning Commission Needs

- ☒ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
☐ 5 copies if Administrative Plat
☒ Closure Sheet
☒ Utilities Sheet
☐ Receipt for Subdivision Application Fees in the amount of \$ _____

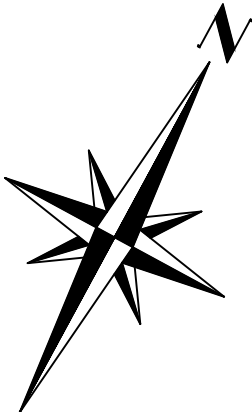
Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

Crossroads Subdivision

Grand Island, Nebraska



Vicinity Map



Scale 1" = 30'

LEGEND

- - Corner Found Unless Otherwise Noted
- - 5/8 Rebar Placed W/Survey Cap Unless Otherwise Noted
- ⦿ - Temporary Point
- A - Actual Distance
- R - Recorded Distance
- P - Prorated Distance

LEGAL DESCRIPTION

A tract of land comprising a portion of Block Five (5), Golden Age Subdivision, an Addition to the City of Grand Island, Hall County, Nebraska, Except for the following:

Beginning at the northeast corner of said Block Five (5), a distance of Four Hundred (400.00) feet to the northwest corner of said Block Five (5); thence running south along the east line of Boggs Avenue a distance of One Hundred Thirty and Seven Tenths (130.70) feet; thence running southeasterly along the northeasterly line of Boggs Avenue a distance of One Hundred Forty Four and Five Tenths (144.50) feet; thence deflecting left 90°02'30" and running northeasterly, parallel with the northwesterly line of 9th Street a distance of Two Hundred Forty Five and Eight Tenths (245.80) feet; thence deflecting right 90°02'30" and running southeasterly a distance of One Hundred Seventy Six and Five Tenths (176.50) feet to a point on the northwesterly line of 9th Street; thence running northeasterly along the northwesterly line of 9th Street a Distance of Three and Fifty Seven Hundredths (3.57) feet to a point on the west line of White Avenue; thence running north along the west line of White a distance of One Hundred Eighty Five and Thirty Six Hundredths (185.36) feet to the point of beginning.

SURVEYORS CERTIFICATE

I hereby certify that on December 20, 2018, I completed an accurate survey of 'CROSSROADS SUBDIVISION', in Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Brent D Cyboron
Nebraska Professional Registered Land Surveyor No. 727

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and The Villages of Alda, Cairo, and Doniphan, Nebraska

Chairman Date
Approved and accepted by the City of Grand Island, Hall County, Nebraska this
Day of , 2019

Mayor City Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Grand Island Entrepreneurial Venture L.L.C., a Nebraska Limited Liability Company and LBJM, L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as CROSSROADS SUBDIVISION' in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska, this ___ day of _____, 2019.

Raymond J. O'Connor - Member
Grand Island Entrepreneurial Venture L.L.C.

Brian McMahon - Member
LBJM, L.L.C.

ACKNOWLEDEGEMENT

State of Nebraska
County of Hall

On the ___ day of _____, 2019, before me _____ a Notary Public within and for said County, personally appeared Raymond J. O'Connor Member, Grand Island Entrepreneurial Venture, L.L.C., a Nebraska Limited Liability Company, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company, and that he was empowered to make the above dedication for and in behalf of said Company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____ .20__

Notary Public

ACKNOWLEDEGEMENT

State of Nebraska
County of Hall

On the ___ day of _____, 2019, before me _____ a Notary Public within and for said County, personally appeared Brian McMahon Member, LBJM, L.L.C., a Nebraska Limited Liability Company, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company, and that he was empowered to make the above dedication for and in behalf of said Company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____ .20__

Notary Public

INITIAL POINT SURVEYING LLC
410 S. Webb Rd.; Suite 4B
Grand Island, NE 68803
308-383-6754 Cell
308-675-4141 Office

Crossroads

1910 West 9th Street
Grand Island, Nebraska
68803

1910 West 9th Street

CROSSROADS SUBDIVISION

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|--------------------------|-----------------------|---------------------|-----------------|
| SCALE AT AS: 1" = 30' | DATE: 4-1-19 | DRAWN: Brent C | PAGE: 1 OF 1 |
| PROJECT NO: 19-000 | DRAWING NO: 19-000 | REVISION: 4-9-19 | 4-12-19 |